




FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



TO: Chairman and Members
Park Authority Board

VIA: Michael A. Kane, Director 

FROM: Lynn Tadlock, Director
Planning and Development Division

DATE: May 3, 2006

Agenda

Planning and Development Committee
Wednesday, May 10, 2006 – 5 p.m.
Board Room – Herrity Building
Chairman: Winifred S. Shapiro

1. Approval of Cooperative Agreement with the Friends of the Oakton Schoolhouse, Incorporated and the Park Foundation for Permanent Maintenance and Operation of the Schoolhouse – Action*
2. Approval – Residential Rental Property Rate for Mount Gilead House – Action*
3. Approval – Lee District Park Master Plan Revision – Action*
4. Scope Approval – Synthetic Turf Field Installation at Mason District Park and Wakefield Park – Action*
5. Cub Run RECenter Update – Information*
6. Quarterly Status Report – (to be distributed at committee meeting)
7. Planning and Development Division Annual Work Plan Update – (to be distributed at committee meeting)
8. Closed Session
 - Land Acquisition Matters – Kay Rutledge

*Enclosures

cc: Timothy K. White
Leadership Team

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Board Agenda Item
May 24, 2006

ACTION -

Approval – Cooperative Agreement with the Friends of the Oakton Schoolhouse, Incorporated and the Fairfax County Park Foundation, Inc. for Permanent Maintenance and Operation of the Schoolhouse (Providence District)

ISSUE:

Approval of a Cooperative Agreement with the Friends of the Oakton Schoolhouse, Inc. (FOSI) and the Fairfax County Park Foundation, Inc. to maintain and operate an historic schoolhouse building at the Oakton Community Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the Cooperative Agreement with the Friends of the Oakton Schoolhouse, Incorporated (FOSI) to maintain and operate the Oakton Schoolhouse at the Oakton Community Park. The Park Authority Director also recommends support for management of an Oakton Schoolhouse maintenance endowment fund by the Fairfax County Park Foundation, Inc. Source funding for the endowment is from Chevy Chase Bank. The purpose of the fund is to provide a permanent source of routine maintenance and operating funds for FOSI or their successor.

TIMING:

Board approval is requested on May 24, 2006, in order to maintain the project schedule.

BACKGROUND:

At the March 22, 2006, Park Authority Board meeting, the Board approved the placement and renovation of the Oakton Schoolhouse at Oakton Community Park. A citizen's organization, FOSI, has actively worked with the Providence District Supervisor, Park Authority staff and Chevy Chase Bank to protect and restore the Schoolhouse. FOSI has agreed to provide routine maintenance of the structure and adjacent landscape, offer periodic educational programs, conduct fund raising activities, and seek interior enhancements and period furniture to enhance the viewing experience from outside the building. The Schoolhouse will not have interior public access.

The Executive Director of the Fairfax County Park Foundation, Inc. has agreed to establish and manage a trust account on behalf of FOSI to pay for routine maintenance and operation expenses such as periodic cleaning, fees for a security and fire alarm

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service, electric costs, development of interpretative materials and other related expenses. The fund will be structured to maintain its principal. Additionally, the first 3% of income from the principal will be added to the endowment annually. Residual income after the principal + 3% formula can be used for routine maintenance and operating costs.

Chevy Chase Bank will fund the trust account with an endowment of \$100,000. FOSI plans to raise other funds to increase the endowment. The annual residual interest income from the trust account is expected to cover a portion the routine maintenance and associated annual costs for the Schoolhouse. FOSI has committed to obtaining all necessary routine maintenance and operating funding. If FOSI is unsuccessful, Chevy Chase Bank has agreed to fund any shortfalls between the actual cost for routine maintenance and operation and the available funds to FOSI from the residual trust income and any additional funds they are able to raise. The Chevy Chase guarantee is for the first 10 years of the Agreement and is transferable should FOSI dissolve.

FISCAL IMPACT:

An endowment of \$100,000 will be placed in a trust account established by the Fairfax County Park Foundation, Inc. Annual interest, coupled with funds raised by FOSI, and guaranteed by Chevy Chase Bank, will provide funds estimated necessary for maintenance of the schoolhouse.

ENCLOSED DOCUMENTS:

- Attachment 1: Cooperative Agreement between the Fairfax County Park Authority, the Fairfax County Park Foundation, Inc., and the Friends of the Oakton Schoolhouse, Inc.
- Attachment 2: Business Plan for Maintaining a Passive Historic Building (The Oakton Schoolhouse) at the Oakton Community Park

STAFF:

Michael A. Kane, Director
Timothy K. White, Chief Operating Officer
Lynn Tadlock, Director, Planning and Development Division
Kirk Holley, Manager, Special Projects Branch
Michael Rierson, Manager, Resource Stewardship Branch
Bob Betsold, Project Manager

COOPERATIVE AGREEMENT

Between the
Fairfax County Park Authority,
The Park Foundation
and
the Friends of the Oakton Schoolhouse, Inc.

This Agreement, by and between the Fairfax County Park Authority (FCPA), the Fairfax County Park Foundation (Foundation) and the Friends of the Oakton Schoolhouse, Inc. (FOSI) is made this _____ day of May 2006. This Agreement is designed to facilitate a productive working relationship between the three parties in connection with the routine maintenance and operation of a passive historic building (i.e., the circa 1897 portion of the historic Oakton Schoolhouse) at the Oakton Community Park (Park).

The FCPA accepts that FOSI is not organized for profit purposes and that its goals are the preservation and maintenance of the Oakton Schoolhouse (Schoolhouse).

FCPA also acknowledges that the FOSI Business Plan for Maintaining a Passive Historic Building (Schoolhouse) at the Oakton Community Park (Attachment 1—Business Plan) outlines the purpose of the partnership envisioned by this Cooperative Agreement.

FOSI acknowledges the approved FCPA Oakton Community Park General Management Plan and the Oakton Community Park Conceptual Development Plan (collectively known as the Master Plan), and FCPA Policy 105 (Public and Private Sector Partnerships), as the controlling documents to identify the purpose for and approved uses of the Park.

This Agreement is designed to support the FOSI effort and interest in maintaining a passive historic building at the Park, as well as facilitating efforts by the FOSI to secure resources for subsequent future projects relating to the Schoolhouse. This Agreement will remain in force for ten (10) years, or until replaced by a subsequent agreement, whichever is sooner. There is to be a yearly submission by the FOSI to the FCPA and the Foundation of an annual report of activities conducted at the Park, and an operations plan for the forthcoming year. The first annual report will be due by April, 2007 for the calendar year 2006 and then every 12 month cycle thereafter. Both parties intend to continue a long-term relationship for the maintenance of the Schoolhouse at the Park, modifying and replacing this initial cooperative agreement as required.

Attachment 1 demonstrates the FOSI vision and defines the purpose of the project's preliminary goals for the period of this initial agreement, the project schedule, and expectations for what support the FCPA will provide to FOSI for the Schoolhouse at the Park.

Specifically FCPA agrees to support FOSI by:

1. Providing general park facilities and routine park operation at the Park consistent with the approved Master Plan.
2. Supporting efforts by FOSI to build community support and/or raise money for the maintenance of the Schoolhouse and for programs relating to that historic building.
3. Allowing FOSI to conduct certain educational and other public programs at the Park consistent with the park purposes described in the approved Park Master Plan. All planned programs will require prior approval from the FCPA.
4. Publicizing Park program offerings in appropriate FCPA promotional materials and on the FCPA web site.
5. Providing access through the park entrance gate for use by authorized FOSI members, and ensuring that the structure and park are handicapped accessible.
6. Providing water at no cost to FOSI for uses covered in this Agreement and attached memorandum.
7. Providing structural maintenance and repairs when required, such as a new roof, or ventilation system, for the Schoolhouse.

In accordance with this proposal, FOSI agrees to support the FCPA and the Foundation by:

- 1.. Supporting a trust fund account, in the Foundation, to provide funds required for perpetual maintenance of the Schoolhouse and exterior enhancements. Funds from the account will be used to cover financial needs as described in Section IV, Financial, in the Business Plan.

2. Providing a written proposal for any future special equipment or site structures it wishes to install in the Schoolhouse including, the item to be installed, purpose, location, method of installation, estimated installed cost and intended duration (For example, provision of appropriate period furniture and other interior exhibits which would be viewed from outside the building). Proposals will be submitted for FCPA technical review at least 30 days in advance of requested action date. Proposals shall be concurrently submitted to the Foundation. Written approval must be received by FOSI from FCPA and the Foundation prior to installation.
3. Processing expenses incurred by FOSI on behalf of the FCPA for routine maintenance and operation of the Schoolhouse through the Foundation under the conditions noted in this Agreement. FOSI shall submit original invoice, billing or other form of demand for payment to the Foundation and shall provide a copy of the written FCPA-approval of the expense as noted above.
4. Securing any tools or stored-on-site items which are the responsibility of FOSI and stored on site at their sole risk.
5. Donating to FCPA any equipment and site structures (including the Schoolhouse) permanently installed and not removed by FOSI at the conclusion of this or subsequent cooperative agreements. All bedded plants and trees become the property of the FCPA and are not subject to removal.
6. Conducting fund raising activities from time to time so as to obtain financial support to its Schoolhouse maintenance program. If fund raising is to occur on park land, such activity must be in compliance with FCPA Policy 511. A written request for each fund-raising activity detailing the nature of the fund-raising must be submitted to the FCPA for review and approval.
7. Offering periodic public educational programs on the site, providing that FCPA provides its written consent in advance and that copies of any and all promotional material are sent to FCPA 30 days in advance for review and approval.
8. Maintaining park security by distributing access door keys to the Schoolhouse only as required and only to FOSI and appropriate FCPA members; maintaining a log of members to whom keys are distributed; and keeping the door to the Schoolhouse locked when the Park is not open to the public. FOSI is to maintain on file with the FCPA an emergency telephone 24-hour contact for its operations at the Park.
9. Providing routine maintenance (such as cleaning, caring for landscape plantings, etc.) for the Schoolhouse at the Park

10. FOSI shall at all times carry comprehensive general liability insurance in standard forms, protecting FOSI and FCPA, and their agents, employees and volunteers, as additional insured against claims for personal injury, including without limitation, bodily injury, death or property damage on an occurrence basis in an amount of not less than One Million Dollars (\$1,000,000) per occurrence and with an annual aggregate limit of not less than Two Million Dollars (\$2,000,000) with an insurance company or companies licensed in the Commonwealth of Virginia with an A. M. Best Company, Inc., general policyholders rating of A- or better and a financial rating of VII or better accompanied by evidence that the insurance is in full force and effect containing a standard waiver of subrogation clause and providing that the insurance not be cancelled by the insurer until at least thirty (30) days after receipt by FCPA of the proposed cancellation, except a non payment which shall be made cancelable ten (10) days after FCPA received notice hereof. FOSI shall provide FCPA with copies of certificates of insurance and, at FCPA's request, with copies of all insurance required hereunder. FOSI shall also at all times carry worker's compensation insurance for all FOSI employees/volunteers performing any work with respect to the school house and any general contractors. FOSI shall also carry worker's compensation insurance for themselves and any employees or agents performing any work with respect to the planned improvements at OCP.
11. Abiding by all FCPA Park Rules and Park Policy Appendix 7, Park Authority Regulations.
12. Abiding by all FCPA Park Rules and Park Policy Appendix 7, Park Authority Regulations.
13. This agreement may be terminated by the FCPA, the Park Foundation or FOSI or by mutual agreement upon 60 days written notice by any party. In the event of termination of this agreement, the FCPA may, at its discretion, enter a similar agreement with another community organization or may choose to provide any of the services committed by FOSI in this agreement.

Fairfax County Park Authority/Park Foundation/FOSI
Cooperative Agreement
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Signed:

Date: _____

Robert W. Adams, President
Friends of Oakton Schoolhouse, Incorporated

[Insert notary seal]

Signed:

Date: _____

Robert J. Brennan, Executive Director
Park Foundation

[Insert notary seal]

Signed:

Date: _____

Michael A. Kane
Director
Fairfax County Park Authority

[Insert notary seal]

Attachment: Business Plan for Maintaining a Passive Historic Building (The
Oakton Schoolhouse) at the Oakton Community Park

***Business Plan for Maintaining
a Passive Historic Building (The
Oakton Schoolhouse) at the
Oakton Community Park
CY2006/CY2007***

I. Introduction

The Friends of the Oakton Schoolhouse (FOSI) is a non-profit corporation that has applied for Section 506 (c) status. A copy of the Articles of Incorporation and the By-Laws are attached hereto as Exhibit 1.

FOSI hereby submits this two year business and operation plan for routine, non-cyclical maintenance of the Oakton Schoolhouse Historic Site, which includes the Oakton Schoolhouse structure ("the schoolhouse") and landscape areas of the immediate grounds. This plan will serve as a guide for site activities and provide general management indicators for the two year fiscal planning process beginning with the time period of April 1, 2006 through December 31, 2007. This plan is based on existing privately funded pledged financial resources, potential visitor needs, and the requirements of the Fairfax County Park Authority (FCPA).

This plan will not address the costs of moving the schoolhouse to the site or the costs of renovating it to an appearance level to approximate or imitate a circa 1897 appearance, although the schoolhouse is not intended to be occupied and will only be restored to a passive condition. Chevy Chase Bank ("CCB" or "the Bank") will assume these relocation and renovation costs. In addition, this plan will not address the maintenance costs to be borne by the FCPA, which shall include structural maintenance costs, including, but not limited to items such as a new roof and new ventilation systems.

The Bank has pledged \$100,000 to maintain the schoolhouse in accordance with this business plan. These funds will be placed in a trust account, established by the Fairfax County Park Foundation (Foundation) and drawn by Foundation as necessary for routine maintenance and other associated costs incurred for the maintenance and operation of the Schoolhouse site at Oakton Community Park.

In view of the existing pledge, none of the routine maintenance expenses envisioned by FOSI have been or will be borne by Fairfax County or FCPA

II. General Background History and Overall Plan

As indicated above, FOSI is a non-profit organization incorporated in the Commonwealth of Virginia. Its current officers are Robert W. Adams, President; Thomas Fleury, Vice President; and Dr. Janet Tener, Secretary/Treasurer. The Directors are the officers. See Exhibit 1.

A. The Oakton Schoolhouse

The district-wide recommendations for Heritage Resources in the Vienna Planning District acknowledge the known and potential resources along the Hunter Mill Road Corridor and encourage the documentation and preservation of those resources (Fairfax Comprehensive Plan, Area II, Vienna Planning District, figure 4, page 10).

The schoolhouse, located at 2938 Chain Bridge Road, Oakton, Virginia 22124 [Tax Map 47-2 ((01)) parcel 93] is the third schoolhouse in the Oakton area. It was built about 1897 and operated for about 25 to 30 years as the primary school for the Oakton community. The schoolhouse is included in the Inventory of Historic Sites for the Vienna Planning District and it is one of the oldest existing buildings in Oakton. An addition was added to the schoolhouse in the early 1900's. However, that addition is infested with termites and cannot be moved or preserved. The termite infestation has not affected the schoolhouse.

Since the late 1920's, the schoolhouse has been privately owned. During that time, the size and number of structures on the former Appalachian Outfitters property have increased. The various buildings on the site are no longer in use and they have been essentially abandoned for the past 18 months. During that time period, only sporadic liquidation sales have taken place. No on-going business activity exists at the site.

The property is the subject of a contract for purchase by CCB. The Bank plans to demolish (or permit the removal of) all structures on the site because they are not amenable to any practical use in the Bank's business.

There is community support for preservation of the schoolhouse. First, the Corbalis (prior name of Oakton Community Park) Task Force unanimously recommended that the schoolhouse be moved to the park site. Second, during a public community meeting sponsored by the FCPA in March 2005, all of the speakers addressing the issue supported the relocation of the schoolhouse to the site.

B. Proposed Use of the Oakton Schoolhouse

The proposed use of the schoolhouse by FOSI is for educational purposes. At this time, FOSI proposes only that the schoolhouse be used as a passive historical structure. That type of usage would contemplate viewing the structure from the outside of the

building with no "live" educational program. In addition, historical education would take place via an historic marker. The advantage of this approach is that it is relatively low-cost, beyond minimal maintenance (which is addressed later in this plan) and avoids building code issues associated with making a building usable by the public.

This proposed use is in conformance with the approved master plan for the Oakton Community Park ("OCP"). This master plan was approved by the FCPA on July 27, 2005.

FOSI may later seek to amend this business plan so that expanded uses could be added at a later date, subject to private funding and prior written approval by the FCPA.

C. Proposed Schedule

The FCPA approved a master plan for the OCP in July of 2005. Active and passive recreation uses traditionally associated with this park classification are anticipated, such as a rectangular field, playground, open play area and picnic area. The master plan is proposed to be implemented in two Phases. The Phase I work will include the preparation of the site for placement of the Schoolhouse in an area designated in the master plan for a heritage resource. Phase II will provide for development of the remaining recreational and other amenities in the master plan. (To be provided by others)

The addition of the schoolhouse to the OCP site (Phase I) will require minimal support facilities. Initially, 5 parking spaces will be provided. The parking facilities required by the overall park development are met by the 50-space parking area approved in the master plan.

Due to concerns about weather damage to the schoolhouse, it would be best to move the structure in the spring of 2006. With permission of the FCPA, this business plan proposes the relocation of the schoolhouse building (approximately 1000 square feet) to the OCP during that general time period. This relocation excludes the early 1900's addition to the structure.

In addition, this relocation is subject to approval by the Office of Thrift Supervision via the Section 106 process. This process is nearly completed.

Approval also is required by the Fairfax County Planning Commission pursuant to Va. Code Ann. § 15.2-2232 (2003). This application has been approved and this process is complete.

Depending upon the proposed schedule, FOSI will ask the FCPA for interim approval to allow the relocation of the schoolhouse prior to the final approval by the FCPA. Consideration of this option is requested in view of the irreparable damage that can arise from weather and termites. This option will permit the temporary presence of the schoolhouse on a flat bed or temporary block structure (for a period not to exceed 1-year) until final approval is given.

D. Private Funding

Funding for all of the above proposed work (as well as the maintenance of the Schoolhouse in the future) will be made solely by private donations or grants from companies, organizations and/or individuals.

As previously indicated, CCB has pledged to relocate and renovate the schoolhouse, as a “passive” historic building, and it will provide \$100,000 to a special trust fund established by the Park Foundation for the maintenance of the schoolhouse. This money provides significant latitude with respect to the 10 year maintenance of the schoolhouse by FOSI.

As envisioned by this business plan, the foregoing \$100,000 payment should completely cover the projected FOSI annual maintenance costs of the schoolhouse. Thus, no maintenance costs will be borne by Fairfax County or the FCPA with respect to the schoolhouse during that time period.

More specifically, it is estimated that the annual cost to maintain the schoolhouse will be less than \$10,000 with respect to the passive use envisioned by this business plan. In that regard, these costs will relate to a) the maintenance of the schoolhouse, b) limited custodial services, c) the purchase of an historic marker to serve as a teaching tool, d) a security and fire alarm system, e) certain insurance costs, and f) utilities, such as electricity, water and phone utilities. A more detailed identification of these expenses is included later in this plan.

At such time as a rectangular field is provided at the Oakton Community Park, the Vienna Youth Soccer and Vienna Youth Lacrosse organizations have pledged to jointly provide a total of \$7,000 per year for a 10-year period to the Park Foundation trust fund for the schoolhouse at Oakton Community Park.

E. Role of the Friends of the Oakton Schoolhouse, Inc.

FOSI will assume all responsibility for the routine and custodial maintenance and operation management of the schoolhouse and immediate grounds of the school house at the OCP during the 10 year period of the proposed agreement.

In addition to the maintenance and operation functions described herein, FOSI will provide advice as needed, to assist in the moving and restoration of the schoolhouse. During that time period, FOSI also will engage in fundraising activities to obtain pledges for the purchase of schoolhouse furniture that is authentic to the 1890-1900 time period. The furniture is only intended to create a replica of the original interior, and will only be viewed from outside the structure.

In addition, upon the permanent siting of the schoolhouse, FOSI will raise money for landscaping for the schoolhouse structure. Moreover, it also could coordinate with

local high schools the possibility of long term service projects (such as plantings, painting and maintenance).

Finally, once approval of the Park Authority has been obtained for moving the schoolhouse to the property, FOSI intends to contact the Clark-Winchcole Foundation and other sources as appropriate, to seek grants for additional maintenance money.

III. Mission and Goals, Oakton Schoolhouse Historic Site:

The mission of this business plan is to preserve, maintain and provide historical education relating to the schoolhouse historic structure. Also, it is a goal to enhance and promote stewardship and the growth of vibrant interpretive programs focusing on Oakton's historic educational resources, as well as to protect these resources for future generations. Further, this plan seeks to instill in the public the unique value of the schoolhouse through themes such as late 19th and early 20th century educational life in Fairfax County and Northern Virginia.

A. Site Specific Goals:

1. Ensure preservation and maintenance of the schoolhouse,
2. Execute educational programs, both at the site and within the community, for school aged children, seniors and special populations.
3. Promote the schoolhouse in cooperation with other historic sites, museums and future corporate sponsors.

IV. Financial

1. Year Specific Issues -- FY2006 and FY2007

Because this plan contemplates that all of the relocation and preservation services will be donated by CCB, this plan will focus only upon the non-cyclical routine and custodial maintenance of the Schoolhouse and its immediate grounds by FOSI. Initially, it is noted that because the renovation work will be freshly completed, maintenance costs (such as repairs, painting, and the like) for the first few years should be minimal.

Further, for the first 10 years, it is estimated that the annual cost to maintain the schoolhouse will be less than \$10,000 with respect to the proposed use set forth in this business plan. These estimated annual costs are fully defrayed by the written pledge from Chevy Chase Bank and the proposed trust account.

In particular, these operating costs will relate to a) the maintenance of the schoolhouse, b) limited custodial services, c) the purchase of an historic marker to serve as a teaching tool, d) a security and fire alarm system, e) certain insurance costs and f) utilities. Each of these costs is addressed below:

a) Maintenance of the schoolhouse: These costs should be minimal during these initial two years. A generous budget for each year is \$1,500. This number includes pest control, and any light structural repairs that may be required. No permanent maintenance staff is envisioned on-site.

b) Limited custodial services: Because the recommended option provides for no public access to the inside of the schoolhouse, this plan envisions that custodial costs will be relatively *de minimus* (about \$150 per month for a once a month cleaning). Nevertheless, an annual budget of \$1800 is provided. No permanent custodial staff is envisioned on-site.

c) Purchase of an historic marker to serve as a teaching tool: This is a one-time expense and is estimated to be \$1,500. Thus, the annual number for this expense is \$750 for the first two years. However, this will not be an annual recurring expense.

Other potential expenses are development of a website and literature. No budget is provided for these expenses herein. However, in view of the non-recurring nature of the historic marker, the FCPA may wish to consider these development costs after FY2007.

d) Security and fire alarm system: An initial electronic fire and security detection system (EFSDS), EFSDS monitoring service fees and annual system maintenance contract for the two year period will be about \$2,000. Thus, the annual expense for the initial period is \$1,000.

e) FOSI shall at all times carry comprehensive general liability insurance in standard forms, protecting FOSI and FCPA, and their agents, employees and volunteers, as additional insured against claims for personal injury, including without limitation, bodily injury, death or property damage on an occurrence basis in an amount of not less than One Million Dollars (\$1,000,000) per occurrence and with an annual aggregate limit of not less than Two Million Dollars (\$2,000,000) with an insurance company or companies licensed in the Commonwealth of Virginia with an A, M. Best Company, Inc., general policyholders rating of A- or better and a financial rating of VII or better accompanied by evidence that the insurance is in full force and effect containing a standard waiver of subrogation clause and providing that the insurance not be cancelled by the insurer until at least thirty (30) days after receipt by FCPA of the proposed cancellation, except a non payment which shall be made cancelable ten (10) days after FCPA received notice hereof. FOSI shall provide FCPA with copies of certificates of insurance and, at FCPA's request, with copies of all insurance required hereunder. FOSI shall also at all times carry worker's compensation insurance for all FOSI

employees/volunteers performing any work with respect to the school house and any general contractors. FOSI shall also carry worker's compensation insurance for themselves and any employees or agents performing any work with respect to the planned improvements at OCP.

f. Utility costs: utility costs are estimated to be about \$1,200 per year for the electric heating and air conditioning and phone utilities for the approximately 1,000 square foot structure of the schoolhouse.

In summary, the estimated annual expense under the proposed use is \$9,250. This annual expense is below the annual maintenance pledge of \$10,000 per year for ten years. Thus, this plan envisions no expense to Fairfax County, FCPA or the Foundation for the maintenance of the schoolhouse.

2. Landscape

This plan makes no specific recommendation with respect to landscaping around the schoolhouse. At present, FOSI intends to undertake some landscaping planning in the immediate vicinity of the schoolhouse. A landscaping plan will be submitted to the FCPA and written approval will be obtained from the FCPA prior to any plantings.

If landscaping is put around the schoolhouse, then the maintenance of such future landscaping will be the sole responsibility of FOSI.

Exhibits: FOSI Articles of Incorporation and By-Laws

Board Agenda Item
May 24, 2006

ACTION -

Approval - Residential Rental Property Rate for Mount Gilead House (Sully District)

ISSUE:

Approval of the residential rental property rate for the Mount Gilead House in the Sully District.

RECOMMENDATION:

The Park Authority Director recommends the Park Authority Board approve the residential rental property rate for the Mount Gilead House in the Sully District.

TIMING:

Board approval is requested on May 24, 2006.

BACKGROUND:

At a public hearing held on March 27, 2006, the Fairfax County Board of Supervisors approved the Mount Gilead property transfer to the Fairfax County Park Authority. The Mount Gilead property is a historic property that has been maintained by the Board of Supervisors as a leased rental residence. The tenant continues to rent the property on a month-to-month basis (at a rate of \$750, with \$700 forgiven in duties) until the property transfer is complete. The Mount Gilead House is a two-level house with a total of 2,075 square feet of living space and includes 2 bedrooms and 2.5 bathrooms.

Fairfax County Park Authority Policy 405 Rental Properties on Parklands (Attachment 1) requires that fair market rental rates shall be assessed, as recommended by a qualified appraiser or real estate broker designated by the Park Authority, and shall be adjusted commensurate with the obligations contained in the lease. A Rental Market Value Analysis (Attachment 2) was performed on the subject property by McEneaney Associates, Inc. Based on the 2006 rental rate analysis, the rental rate range is established between \$800 and \$950 per month based on responsibilities and duties of the tenant. Three comparable properties were used to determine the rental rate for the Mount Gilead House.

Park Authority staff recommends a rate of \$850 per month for the Mount Gilead House, which is just slightly below the mid-point of the rental range provided by McEneaney Associates, Inc. This rate is based on the Rental Market Analysis, tenant duties, and

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responsibility for the upkeep and historical preservation of the property. It is also recommended that the current tenant, Dr. Ted McCord, be allowed to continue renting the property due to his excellent past record with the Board of Supervisors. Dr. Ted McCord is a history professor at George Mason University and is dedicated to preserving this historic site.

FISCAL IMPACT:

Approval of the Mount Gilead Lease with a rental rate established at \$850 per month for the first year of the rental term will provide annual revenue in the amount of \$10,200 from the residential rental unit.

ENCLOSED DOCUMENTS:

Attachment 1: Policy 405 Rental Properties on Parkland

Attachment 2: Rental Market Value Analysis

Attachment 3: Letter from Ted McCord to Mr. Strickland, Dated April 27, 2006

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Lynn S. Tadlock, Director, Planning and Development Division

Kay H. Rutledge, Manager, Land Acquisition and Management Branch

Cindy McNeal, Supervisor, Land Acquisition and Management Branch

James L. Miller, Property Manager, Land Acquisition and Management Branch

Policy 405 Rental Properties on Parklands

The Authority shall manage structures acquired incidentally along with parkland on the basis of the following criteria:

1. Houses and other structures which have been evaluated and determined to be suitable for occupancy or other public uses consistent with park purposes shall be retained, until such time as their continued existence is no longer justified.

2. Houses and other structures suitable for rental purposes shall be retained until the parkland is developed, at which time, if not incorporated in the park development plan, they shall be removed.

3. Houses and other structures located in any park where development is not imminent, but where the house and immediate grounds are compatible with, and incorporated as part of, an approved park development plan, may be rented in accordance with the following classification of living quarters:

Class I. Houses, facilities or living accommodations, whether or not open to the general public, which should be occupied for purposes of operations or protection of Park Authority-owned facilities, may be rented to an Authority employee, a county employee or the general public provided the tenant has the skills, training and experience to carry out the required facility management functions.

Preference for occupancy of Park Authority residential quarters be given to Authority employees who are in Fairfax County's personnel classification system as Grade 20 or below, except for park managers who choose to live in the park for which they have management responsibility. However, no Authority employee shall be required to accept any such housing as a condition of employment. Any other exceptions to the Grade 20 rule recommended by the Director of the Authority will be brought to the Board for approval.

Class II. Houses on parkland acquired pursuant to provision for life tenancy or other occupancy agreements with the previous property owner may continue to be occupied by the designated life tenants where such use will not unreasonably or unduly restrict the public purpose for which the park was acquired.

4. Fair market rental rates shall be assessed, as recommended by a qualified appraiser or real estate broker designated by the Authority, and shall be adjusted commensurate with the obligations contained in the lease. Rental rates shall be reassessed and adjusted in accordance with market conditions at a minimum of three year intervals; interim rental adjustments shall be made by the Park Authority Board based on the rental rate numbers prepared by the County's Office of Management and Budget.

In support of this policy, staff shall take such measures as necessary to ensure compliance with approved implementation procedures.

Revised and adopted September 27, 2000



**Rental
Market Value
Analysis**

**5714 Mount Gilead Road
Centreville, Virginia 22020**

Prepared by:

**MARILYN CANTRELL
Associate Broker,
ABR, CRS, GRI, SRES
McEneaney Associates
1320 Old Chain Bridge Road
McLean VA 22101**

Office (703) 790-9090, Ext 246

**marilyn@marilyncantrell.com
www.mcneaney.com**

**5714 Mount Gilead Road
Centreville, Virginia 22020**

Front Exterior



Rear Exterior



	Subject	Comparable 1	Comparable 2	Comparable 3
Address	5714 Mt Gilead Rd Centreville 22020	11409 Park Dr Fairfax 22030	131 Wilmar Pl, NW Vienna 22180	1001 Elden St Herndon 20170
Proximity to Subj		within 6 miles	within 12 miles	within 12 miles
Rent Price/Month		\$1,500	\$1,400	\$995
Lease Date		7/22/2005	8/4/2005	2/24/2006
Property Style	Sears Bung + addn	Cape Cod	Sears Bungalow	Farm House
Number of Levels	2	3	2	2
Property Condition	Average	Above Average	Average	Below Average
Park/Public Access	No/Yes	No/No	No/No	No/No
Square Feet	2,075	2,055	1,407	1,812
Total Rooms	8	8	6	6
Bedrooms	2	3	2	3
Bath	2.5	1	1	1.5

Comments on Market Data:

Subject –Historic home with several additions in average condition, on 3+ acres. Typically a tenant would be responsible for upkeep of yard, cleaning gutters, cleaning the house and repair of any items broken or damaged by them.

The above comparables were used to determine market value range with adjustments made. No adjustment made for tenant participation with archaeological investigation or historical research as that is beyond the scope of renting and caring for a property.

Comparable #1 – positive adjustment for amenities; negative adjustment for location/setting, daily inspection by tenant, tenant availability for open house and condition.

Comparable #2 – positive adjustment for amenities and square footage; negative adjustment for location/setting, daily inspection by tenant and tenant availability for open house.

Comparable #3 - positive adjustment for amenities, condition and square footage; negative adjustment for location/setting, daily inspection by tenant, tenant availability for open house

Indicated Range for Gross Monthly Market Rental of Subject Property: \$800-950

Marilyn Cantrell
Associate Broker
ABR, CRS, GRI, SRES

Date

Comparable 1: 11409 Park Dr Fairfax



Comparable 2: 131 Wilmar Pl, NW Vienna



Comparable 3: 1001 Elden St Herndon



CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION

The Realtor certifies and agrees that:

- 1. The Realtor has no present or contemplated future interest in the property analyzed and neither the employment to make the report, nor the compensation for it, is contingent upon the analyzed value of the property;*
- 2. The Realtor has no personal interest in or bias with respect to the subject matter of the report. The estimate "Rental Market Value" in the report is not based in whole or in part upon race, color or national origin of the prospective occupants of the property analyzed, or upon the race, color or national origin of the present occupants of the properties in the vicinity of the property analyzed;*
- 3. All contingent and limiting conditions are contained herein; and*
- 4. All conclusions and opinions concerning the real estate that are set forth in the report were prepared by the Realtor whose signature appears in the report. No change of any terms in the report shall be made by anyone other than the Realtor, and the Realtor shall have no responsibility for any such unauthorized change.*

CONTINGENT AND LIMITING CONDITIONS

The certification of the Realtor appearing in the report is subject to the following conditions and to such other specific and limiting conditions as set forth by the Realtor in the report:

- 1. The Realtor assumes no responsibility for matters of a legal nature affecting the property analyzed or the title there to, nor does the Realtor render any opinion as to the title, which is assumed to be good and marketable;*
- 2. The Realtor has made no survey of the property;*
- 3. The Realtor is not required to give testimony or appear in court because of having made the report with reference to the property in question, unless arrangements have been made thereof;*
- 4. The Realtor assumes no responsibility for conditions that a professional home inspection or engineering report would discover or any hidden or unapparent conditions to the property, subsoil, or structures, which would render it more or less valuable;*
- 5. Information, estimates and opinions furnished to the Realtor, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Realtor can be assumed by the Realtor;*
- 6. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property rental value, the identity of the Realtor, professional designations, reference to any professional realtor organizations, or the firm with which the Realtor is affiliated), shall be used for any purposes by any one but the client specified in the report. Nor shall report be conveyed to the mortgagee or its successors and assigns, mortgage insurers consultants, professional appraisal organizations, any State or any state or federally approved financial institution, any department, agency, or instrumentally of the United States or any state or the District of Columbia, without the previous written consent of the Realtor; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the Realtor.*

REALTOR: _____

DATE: _____

MARILYN CANTRELL
ASSOCIATE BROKER
ABR, CRS, GRI, SRES

27 April 2006
5634 Mt. Gilead Road
Centreville, VA 20120
703.222.7338

Dear Mr. Strickland,

Back in March I was happy to have had the opportunity to show you and the other county officials around Mount Gilead. Hopefully, everyone came to the same conclusion that Supervisor Michael Frey has long embraced—that Mount Gilead has great potential as an historical site. At that time, you asked me to inform you if my new lease with the Park Authority did not seem right. Unfortunately, I fear that this is the case.

On Tuesday, Cindi McGill, who is helping to draw up the agreement, told me that the leasing office will recommend that my monthly rent be increased to \$850 per month. She knew I would be shocked because this represents a 1700% rise in my rent. The reason seems to be that the Facilities Management Department, my current landlord, decided not to allow the Park Authority use of the lawnmower; nor had the Park Authority budgeted for one. Thus, they plan to either hire an outside mowing service or to use Park personnel to cut both the Mount Gilead lawn and the rough overgrowth area outside the Mount Gilead fence line. This means that the major part of my rent reduction is eliminated. It is true that I have better things to do than mow, but it is also true that I cannot afford such a rental increase. I have offered to purchase, at my own expense, a heavy-duty mower, if the county will service it; when I leave Mount Gilead I may agree to give it to the Park Authority. This would bring down my monthly rent to about \$200 or \$250 per month. This means that I would continue to mow the lawn inside the fence, which is a little more than half the total property. I cannot mow beyond the fence because it is a more difficult and even dangerous terrain; furthermore, I simply do not have the time to mow more than the lawn which sometimes takes as long as eight hours over two days. This also means that the Parks can reduce their commercial mowing costs.

Their formal proposal is expected to go before the Park Authority Board on 10 May. The Park leasing office, just as Facilities Management, has granted me rent reductions for custodial services and for general security of the property. But there are also numerous miscellaneous tasks that I perform, some of which I have not counted in the six-month balance sheets that I have provided Facilities Management over the years. Most meetings and events of the Historic Centreville Society are held at Mount Gilead, plus activities surrounding Old Centreville Day, individual and group tours through the house and grounds, the continuing process of historical research, frequently hauling away large broken tree limbs following strong winds or heavy snow, spraying for poison ivy, pruning shrubbery, and being on hand to organize and direct events—all of these reflect the sporadic nature of caring for an historical site. At the same time, there are frequent knocks at the door from people who either want information about the place, or an immediate tour. When it is convenient, I comply. Finally, the telephone calls at home and the e-mail at work are often related to Mount Gilead.

As for my personal finances, I am not the double-income family upon which real estate values are partly based in this county. Nor am I a tenured professor at George Mason University; rather, I have a term appointment which must be renewed each year—a rent of \$850 amounts to about one third of my gross salary. In addition, I have always paid the utilities, but the increase in electricity rates and the soaring price of fuel oil have made it necessary, at times, to go into debt. The antiques and other furnishings in the house reflect my taste, but not my wealth, for many are family pieces that I inherited from my mother.

At present, I have been awarded a grant to write a book. It is a rare opportunity that releases me from most teaching, although it only covers my GMU salary, and I must take full advantage of this time to concentrate on my work. Thus, I hope the matter of my rent will be reconciled fairly, for I cannot afford to jeopardize my professional future by moving at this time. Having lived in the area most of my life, I have a deeper appreciation for the preservation of our cultural heritage that even goes beyond my historical and archaeological background. I hope that I have made a contribution to Mount Gilead over the last nine years and that my record is a proven quantity. Most people seem to appreciate the colonial revival décor with which I have appointed the house.

Finally, I suggest that few people would be content to rent this house at the going rate of the real estate assessment, which does not take into account that one must purchase a stove and refrigerator, that there is no clothes washer or dryer, that there is no dishwasher, that the water pressure is weak when taking showers, and that faucets leak. Above all, the house has very little insulation, and the heating system is inefficient leaving the upstairs quite cold in the winter. Indeed, last winter was one of the few during which the furnace did not go out. The living room fireplace, which was lined in 1999, has been absolutely essential at those times and has made it possible to hold meetings there whenever the weather is cold or chilly.

I'm sorry to trouble you with all this, but it is a matter of deep concern to me. Thank you for your time and consideration, and please call me if you have questions.

Sincerely yours,


Ted McCord

CC. Supervisor Michael Frey

Board Agenda Item
May 24, 2006

ACTION -

Approval – Lee District Park Master Plan Revision (Lee District)

ISSUE:

Approval of changes to the Draft Master Plan Revision for Lee District Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the Master Plan Revision for Lee District Park.

TIMING:

Board action is requested on May 24, 2006, in order to maintain schedule.

BACKGROUND:

The Lee District Park Master Plan Revision is on the approved Work Plan. The Master Plan was developed through collaboration with the Resource Management, Park Operations, Park Services, and Planning and Development Divisions. A public information session and planning workshop were held in 2003 and 2004, respectively, to consult with the community and gain input on future park development. A draft Master Plan Revision was completed and published in the fall of 2005 that featured expanded and new opportunities for recreation at Lee District Park including reconfiguration and lighting of athletic fields, creation of an accessible family recreation area with new play features, a picnic pavilion, RECenter expansion and added parking. In November 2005, a public hearing was held to present the proposed Master Plan Revision. A summary of that meeting is attached (Attachment 1).

In response to the public comment received during the November public hearing and the comment period that followed, staff proposed additional changes. The resulting draft Master Plan Revision reflects further refinements to the athletic field area including removing field overlay conditions, and the addition of lights to all fields, restrooms in the family recreation area, and additional parking. The revised Master Plan also provides the opportunity to add up to 255 new parking spaces.

An additional public hearing was held on March 15, 2006, in order to receive public input on the revised draft Master Plan document. A summary of that meeting is attached (Attachment 2). The public comment record remained open for written

comments through April 17, 2006. A summary of all written comments from both of the public comment periods is attached (Attachment 3).

Athletic Fields Reconfiguration

The athletic field complex is proposed to change from three existing overlay fields (three rectangle, four diamond) and one 90-foot diamond to six stand alone fields, including three full-size rectangles, two 60-foot diamonds and one 90-foot diamond. In general, the youth and adult sports communities expressed strong support for the plan to remove the overlay field condition and add field lighting as currently shown in the draft Master Plan Revision. Members of the Lee/Mount Vernon Soccer Association also asked for the freestanding 90-foot baseball diamond to be converted to a soccer field. Other concerns were raised about the intensification of use in athletic fields and the impacts of greater use in terms of traffic, parking and noise, especially in the evenings.

The reconfiguration of the fields allows for a greater variety of sports and better service to this area of the County. The six stand-alone fields will accommodate Spring and Fall seasons of youth baseball, softball, football, soccer/lacrosse, and Babe Ruth and adult baseball. The proposed redesign of Lee District Park with a combination of standalone diamond and rectangle athletic fields increases the overall field capacity and provides a good balance of facilities to support the local sports organizations and community.

Converting the 90-foot diamond to a rectangle field as suggested by the Lee/Mount Vernon Soccer Association would allow for only a small practice rectangle field and would eliminate a needed 90-foot diamond. The planned full-size rectangle located immediately to the south of the 90-foot diamond is planned for lighting and artificial turf that will provide extended capacity and year-round playability.

Field Lighting

Neighborhood residents surrounding Lee District Park are concerned about the possibility of light spillover and glare from lighted athletic fields. They are also concerned about the increased activity, traffic and potential off-site parking in the evenings from lighting all six fields.

Currently in the Lee District, there are two lighted rectangular overlay fields at Byron Avenue Park. These fields are scheduled for use only during the fall. Similarly, the only lighted 90-foot baseball fields in Lee District are at Lee and Edison High Schools and are not available for community use. Further exacerbating the needs of the area, Sandburg Middle School and Bryant Alternative High School offer the only 90-foot lighted fields in the Mount Vernon District (other than the high schools), while Sandburg Middle School offers the only lighted rectangular field in the Mount Vernon District. Therefore, both 90-foot diamond and rectangular fields are needed in the Lee District. Adding lighting to all six fields will extend the potential play and practice time and allow

Board Agenda Item
May 24, 2006

for staggering of start times in the evening. Near- and long-term population growth and increasing needs of local teams will be better served with the stand-alone field configuration.

Recently, Fairfax County Park Authority adopted new field lighting specifications that use current advances in field lighting technology and products that reduce light spill and glare. The new specifications are even more stringent where private property lines are within 200 feet of a ball field. Any future lighting of Lee District Park fields will conform to the new lighting standards and take advantage of improved lighting technology.

In addition, in consideration of the park's neighbors, the Fairfax County Park Authority and the Department of Community and Recreation Services have agreed that all field lights at Lee District Park will be scheduled to be turned off at 10 p.m. nightly, rather than the standard cut-off time of 11 p.m.

Parking

Residents of the Rose Hill, Mission Heights, and Virginia Hills neighborhoods expressed concern that reconfiguring and lighting the athletic fields would increase the intensity of use of the park and lead to athletic field users parking their vehicles on neighborhood streets. The Virginia Hills Club expressed concern that athletic field users would park in the Virginia Hills swimming pool parking lot, located adjacent to the park's northern pedestrian access point.

The revised Master Plan includes 255 additional parking spaces. This includes 80 spaces to address currently unmet demand for parking during peak use times and 170 new spaces to compensate for the increased intensity of use associated with the reconfigured athletic field area and other proposed improvements to the park and RECenter.

Traffic Impact

Residents of the Rose Hill neighborhood expressed concern that increasing the intensity of use of the park would lead to an unacceptable traffic increase on Rose Hill Drive.

However, Rose Hill Drive does not provide the only point of access to Lee District Park. The completion of South Van Dorn Street provides a north-south alternative to Rose Hill Drive from the City of Alexandria to Telegraph Road and to Rose Hill Drive. Also, a significant number of park users will access the park from points both to the southwest and northeast along Telegraph Road. In addition, adding field lighting will allow the staggering of start times for practices and games that is not possible when activities must conclude by dusk. The staggering of start times will help to spread and reduce the impact of vehicle trips on the roads surrounding the park.

Batting Cage

The Lee District Master Plan Revision relocates the temporary batting cage from the tennis court area to a permanent location near the 90-foot baseball diamond. This is in response to a suggestion from Pioneer Baseball to relocate the batting cage closer to the ball field area. Residents of nearby Mission Court expressed concern about the proposed location of the batting cage and the potential for noise disturbances.

The batting cage is envisioned to contain one or two pitching machines and the sounds emanating from their use will be comparable to that which comes from normal use of the baseball field. This small batting cage will not generate the level of noise associated with large, commercial batting cages. In addition, the location of the batting cage on the Conceptual Development Plan places it conceptually in the athletic field area; a final decision on its placement will be subject to further analysis of site conditions and evaluation of alternatives.

Trails

Based on the adopted Countywide Trails Plan that shows trails planned along both sides of Telegraph Road between Rose Hill Drive and South Van Dorn Street, trail connections between Lee District Park and Greendale Golf Course and Huntley Meadows Park are possible. The adopted Trails Plan also shows a planned trail that crosses South Kings Highway from the southern border of Lee District Park connecting to an existing trail on the south side of South Kings Highway. The Park Authority supports both options and will work with transportation officials and the District Supervisor's office to create safe pedestrian ways that connect the parks in this area. To reinforce the connection, interpretive signs or a kiosk are planned to be placed near the RECenter.

There have been no substantial changes made to the draft Master Plan Revision as a result of the March 15, 2006, public hearing or subsequent public comment period.

FISCAL IMPACT:

Staff salaries to complete this planning project will be from the General Fund 001 budget.

ENCLOSED DOCUMENTS:

- Attachment 1: Public Hearing – November 15, 2005, Lee District Park Master Plan Revision Draft – Meeting Summary
- Attachment 2: Public Hearing – March 15, 2006, Lee District Park Master Plan Revision Meeting Summary

Board Agenda Item
May 24, 2006

Attachment 3: Lee District Park Master Plan Revision – Summary of Comments
Received During Public Comment Period

Attachment 4: Lee District Park Master Plan Revision – Revised Draft April 20, 2006

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Lynn S. Tadlock, Director, Planning and Development Division

Sandy Stallman, Manager, Park Planning Branch

Andrea Dorlester, Senior Planner, Park Planning Branch

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**PUBLIC HEARING: November 15, 2005
Lee District Park Master Plan Revision
DRAFT
MEETING SUMMARY**

Attendance:

FCPA BOARD MEMBERS:

Edward S. Batten, Sr., Lee District; Harrison A. Glasgow, At-Large; Winifred Shapiro, Braddock District;

FCPA STAFF: Tim White, Deputy Director, Park Authority; Judy Pedersen - Public Information Officer, Lynn Tadlock – Director, Planning & Development Division; Sandra Stallman, Acting Manager, Planning Branch; Leonadus Plenty, Robert E. Lee RECenter Manager; Jesse Rounds, Project Manager, Planning Branch; Kathleen Kust, Planning Branch

CITIZENS: 35 citizens in attendance

The meeting started at 7:00 p.m. and was facilitated by Judy Pedersen. Following introductions of Park Authority Board Members and Staff, she introduced Jesse Rounds to present the Master Plan Revision that will update the Plan that was originally approved in 1974.

Ms. Pedersen then opened the floor for speakers to comment. The following citizens spoke:

James Lucero, President Pioneer Baseball

- Pioneer Baseball has been based at Lee District Park for 50 years
- 50 teams play Pioneer Baseball
- The plan has many good ideas but the loss of 2 fields is a blow to Pioneer
- With existing overlay conditions Pioneer would lose too much field space
- Provided written proposal to PAB members and staff that includes the following proposed plan changes:
 - 90' diamond to replace existing northwestern diamond/rectangle field overlay;
 - Move rectangles out of overlay condition and grass infields of existing diamonds in the southeastern portion of the athletic field area.
 - Add a permanent batting cage.
 - If the plan is changed Pioneer would adopt fields upon completion.

Doug Boulter, President Virginia Hills Citizens Association

- The plan has many errors:
 - Huge population growth is not born out by facts. Most new development is in-fill.
 - The Level of Service for both South Kings Highway and Telegraph Road are listed at C. It seems more like it should be F. The roads are gridlocked during rush hour.
- The population of this area is skewing older.
- At the public workshop citizens and planners discussed a trail from Lee District Park to Huntley Meadows. The current solution is unacceptable. The Park Authority should consider a pedestrian overpass.
- The lighting of fields for youth use is important but VA Hills CA is concerned about the impact of adult users on neighborhood streets.
- The VA Hills Citizens Association strongly opposes lighting.

Susie Baird, Pioneer Baseball parent

- Pioneer teams have difficulty competing because they lack access to quality fields including lighting and batting cages.

Bob McLaren, 7810 Kincardine Ct. Alexandria, Environmental Quality Advisory Committee member

- Supports Natural Resource Area.
- Supports VA Hills CA proposal for more direct connection to Huntley Meadows.
- Need to seriously consider innovative stormwater management schemes.
- Lighting should follow the County ordinance.

____ Lee/Mount Vernon Soccer

- Supports Pioneer proposal.
- Overlay fields are dangerous
- There are no lighted fields in Lee or Mount Vernon Districts
- The Park Authority should consider artificial turf on these fields.

William Cummings, Pioneer Baseball

- The lights are needed, only two leagues have lights (Central Springfield and Woodlawn).
- This will affect baseball countywide.

Northern Virginia Girls Softball Association

- Would like to share batting cages. Currently uses temporary setup. Would like to see permanent cages at Lee District Park.

Stuart Shrouder

- Pioneer baseball is a healthy alternative for kids.

- Too many kids play video games. Baseball and soccer are great alternatives.
- Supervisor Kauffman's son was a great player.

Question cards:

- We need more rowing machines at Lee RECenter.
 - o Leon said he would pass the request on to Monica who purchases new machinery for the RECenter.
- Lighted adult softball supports Pioneer's plan.
- More handicapped spaces should be designed for the parking lot.
 - o Jesse said that Lee RECenter has more parking spaces for disabled users than any other RECenter by percentages.
 - o During peak use hours staff designates an additional set of spaces as spaces for disabled users.
- How was the Needs Assessment funded and how is it used?
- Why a family recreation area?
 - o Lynn and Jesse answered that the area serves the County as a whole and does not necessarily address a neighborhood need.

**PUBLIC HEARING: March 15, 2006
Lee District Park Master Plan Revision
MEETING SUMMARY**

Attendance:

FCPA BOARD MEMBERS:

Edward S. Batten, Sr., Lee District; Harrison A. Glasgow, At-Large;
Georgette Kohler, At-Large; George E. Lovelace, At-Large; Gilbert S.
McCutcheon, Mount Vernon District

FCPA STAFF: Tim White, Deputy Director, Park Authority; Judy Pedersen -
Public Information Officer, Lynn Tadlock, Director, Planning &
Development Division; Sandra Stallman, Manager, Planning Branch;
Leonadus Plenty, Robert E. Lee RECenter Manager; Jesse Rounds, Project
Manager, Planning Branch; Andrea Dorlester, Planning Branch; Sarah
Ridgely, Planning and Development Division

BOARD OF SUPERVISORS: Dana Kauffman, Lee District

BOS STAFF: Christina Manning, Lee District

CITIZENS: 46 citizens in attendance

The meeting started at 7:00 p.m. and was facilitated by Judy Pedersen. Following introductions of Park Authority Board Members and Staff, she introduced Edward S. Batten and Dana Kauffman who welcomed the public to the meeting. Judy Pedersen then introduced Jesse Rounds to present changes to the Master Plan Revision developed in November of 2005.

Ms. Pedersen then opened the floor for speakers to comment. The following citizens spoke:

Doug Boulter, President, Virginia Hills Civic Association

- If fields are used to the maximum degree traffic problems will plague the area.
- Lack of parking near northern fields will encourage users to park in the neighborhoods surrounding the park.
- There is no high speed access out of the park to accommodate large groups of users.
- Noise will be a big problem. Essentially 4th of July every night.

- Lighting glare will be a problem for nearby houses.
- Please light in phases so the neighborhood can offer comments.

James Lucero, President, Pioneer Baseball

- 700 kids participate in Pioneer Baseball.
- Lee District Park is the home of Pioneer.
- These fields will be adopted by Pioneer. No one else will adopt and maintain them like Pioneer.
- Kids in Pioneer will not be playing late games at Lee District Park. There will not be huge traffic jams at 11:30 at night due to Pioneer games.

Frank Walter

- Who will use these fields?
- Who will have control of the light cut-off time?
- Traffic control on South Kings Highway is a huge concern.

Carl Sell, President, Rose Hill Civic Association

- Supports sports at Lee District but is concerned that intensity of use may be too great.
- Lights aren't really the issue anymore. They are bad but not insurmountable.
- Lee District is a community park in spirit.
- Worried that adult softball is going to take fields and play games until late at night.
- People will crowd onto Rose Hill Drive.

Bob Mehey, Trails Committee

- The connection between Huntley Meadows and Lee District is important.
- The Park Authority has done a lot of work on this.
- This is not going to happen overnight.
- The plan is a good one.

David Fletcher, Lee Franconia Football League

- This plan is a boon to LFFL.
- Lit rectangles will offer a huge opportunity to football players.
- Practices won't last late into the night.
- Lights should have been in years ago.

David Murphy, Lee Mount Vernon Soccer League

- Supports fields.
- Lee Mount Vernon Soccer League has about 2000 members .
- League organizers can work with the community to stagger games to reduce the impact of traffic.

William Cumming, Pioneer Baseball

- Adoption agreements come with exclusive right to use the fields.

- Pioneer will control the situation on the fields.
- Lights may actually reduce the traffic impact, especially around rush hour. Lights will allow games to be played in a more staggered format.

Stuart Herder, Citizen

- Would you rather the kids were getting in trouble or playing sports?
- Fences on fields will help reduce unscheduled play.
- Appreciate concerns of neighbors but benefits outweigh costs.

Tom Oraveck, Adult Softball

- Kids are the most likely to benefit from this plan.
- Lee District doesn't really cater to Adult Softball.
- He wishes it did but understands the impact on neighbors.

Question cards:

- What is the situation with the telecommunications tower?
 - o With approval from the Planning Commission the Park Authority applies its own rules to decide whether telecommunications towers can be placed on park property. A tower has been approved for Lee District and a lease agreement has been signed with a telecommunications provider.

**Lee District Park Master Plan Revision
Summary of Comments Received During Public Comment Period**

SUBJECT	COMMENT
Batting Cages	If a batting cage is constructed where the tool shed is now...we will have the constant racket of the pitching machine and the crack of bats and the lights...the tennis court area is a decent distance from any homes.
Baseball	Baseball diamonds should be lit and the batting cage should be upgraded to better serve the users of the park.
Baseball Diamonds	Expand baseball diamonds at Lee District. Realign fields to end overlay condition. Add a 90' field.
Cell tower	If approved 2232 will unnecessarily change the character of the park. It will have an impact on helicopter landing.
Cell tower	...attach the cell tower to the school on Diana Lane.
Fence	Fence the area between the park and our yard where the cut through is [to Mission Court]. We don't really like that this would take away our neighborhood access to the park, but it would be better than have numerous people walking through our yard daily.
Field Layout (121 comments)	Support for Pioneer Baseball Proposal: 2 lighted and fenced 60' fields, 1 lighted and fenced 90' field, 1 batting cage, 3 rectangle fields, 1 lighted
Lights (3 comments)	Please add lights to the fields at Lee District Park.
Lights (12 comments)	Opposed to lights because of impact on surrounding neighborhoods re: glare and traffic caused by late night games.
Lights (2 comments)	Wants FCPA to conduct study of one lighted field over a period that includes two sports seasons, before deciding to permanently light more fields.
Lights	Please add this to the Master Plan: All fixtures should be of a design or have supplementary shielding such that the lamp or light bulb, including any reflector within which it is mounted, should not be directly visible at any point above five feet above the property boundary. Illumination of the ground surface at or beyond the property line should be limited to 0.5 foot-candles measured with the sensor positioned horizontally at grade level.
Parking	Why are you adding more parking? There is plenty of parking. Parking should not impact other park facilities, like tennis courts.
Parking	More parking near the RECenter door should be included. This will increase number of handicap accessible spaces.
Parking	There should be more handicap parking close to the RECenter. The current spaces are inadequate for an aging population and are too far from the front door.

Lee District Park Master Plan Revision
Summary of Comments Received During Public Comment Period

SUBJECT	COMMENT
Parking	Virginia Hills Club (Pool) is concerned that increased use of fields will lead to increased parking in the Pool parking lot and wants the County to fund the cost of installing controlled gated access to the Pool.
Restrooms	Restrooms are too far away from the Family Recreation Area.
Restrooms	Restrooms near the amphitheater would serve both the amphitheater and the proposed Family Recreation Area.
Security	No provisions for security in plan. The improvements will attract gangs to the park. The park serves as a safe place now. Do not let this change. Security cameras should be included in the plan.
Soccer (2 comments)	Strongly support expansion of soccer facilities with lights at Lee District Park.
Soccer (28 comments)	I wholeheartedly support the removal of any overlay fields as this does not serve either sport very well. I would like to request that the lighted baseball field be removed from the Lee District Master Plan Revision drawing and replaced with additional space for lighted large rectangular fields for the following reasons: 1) There is a severe shortage of large rectangular fields in the Lee and Mt. Vernon Districts and there is a surplus of baseball fields in these two districts. 2) The recent construction of baseball fields with fencing at Clermont Park has eliminated a large rectangular field that once was available in this District and the Clermont baseball fields are grossly underutilized. Baseball and softball do not need fields as they do not use the ones that they have. 3) Providing lit rectangular fields will extend the available time and seasons for these activities to help alleviate this severe shortage. 4) Installing a synthetic turf surface will also extend the amount of playing time for our youth sports teams and in the long-term reduce overall maintenance costs of trying to retain grass playing fields.
Softball	Can a batting cage be added here or at Wilton Woods?
Support	I support the plans at Lee District to increase rectangle field space.

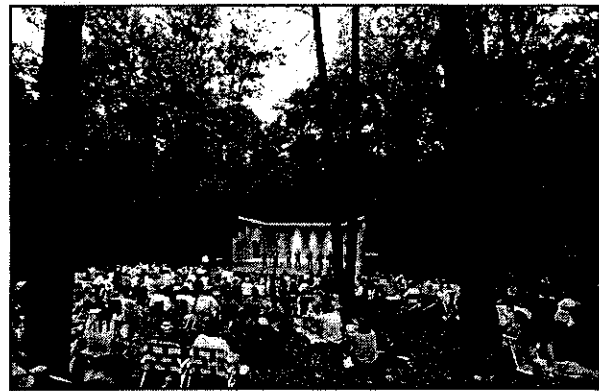
**Lee District Park Master Plan Revision
Summary of Comments Received During Public Comment Period**

SUBJECT	COMMENT
Synthetic Turf	I want to commend you for including proposing the installation of synthetic turf fields. In my opinion, this is the way to go since when you convert athletic fields to synthetic grass it will increase the amount of playability to meet ever increasing demand. Synthetic grass fields support virtually unlimited amounts of use year round, regardless of weather conditions, and without degradation of field quality. A synthetic grass field can annually support at least 2,000 hours of play without degradation to the field surface while a natural grass surface would have serious degradation after 400 hours of use. Maintenance is minimal with no mowing, fertilization, or aeration required. The shape, texture, feel and spacing of the synthetic grass fibers are designed to resemble real grass.
Tennis	The courts should receive new lights.
Traffic	Compare proposed uses at Lee District Park to a major District Park such as Wakefield that has only one entrance to make more accurate predictions about traffic impacts.
Trails	The park should have maintained natural surface trails around the perimeter of the park. This would serve exercisers as well as cross country teams. Exercise stations along trail would also be great.
Trails	Trails should be maintained throughout the park.
Trail Connections (2 comments)	There should be a direct trail between Lee District Park and Huntley Meadows Park.



Lee District Park

Master Plan Revision
Revised DRAFT 04/20/06



Fairfax County Park Authority

FAIRFAX COUNTY PARK AUTHORITY
LEE DISTRICT PARK
Master Plan Revision

PARK AUTHORITY BOARD

Harold L. Strickland, Chairman, Sully District
Joanne E. Malone, Vice Chairman, Providence District
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FAIRFAX COUNTY PARK AUTHORITY
LEE DISTRICT PARK
Master Plan Revision

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I. Introduction

A. Park Master Plan Purpose, Goal, and Description

Master Plans are used by the Park Authority to guide the development, protection, and use of park sites in the Fairfax County Park Authority (FPCA) system. Lee District Park was originally master planned in 1974 (see page 7). Since that time portions of the park have been developed in accordance with the adopted Master Plan while other planned uses have not been built. The purpose of this document is to revise the 1974 Master Plan. A Master Plan Revision process allows citizens and planners to examine the park as a whole in order to address deficiencies or missed opportunities throughout the park.

The goal of this plan revision is to update the 1974 Conceptual Development Plan to show existing conditions as well as to create a more usable, robust and flexible framework for future planning and development. Lee District Park should continue to be a focal point for park patrons within Lee District, but should also begin to serve as an important park for the entirety of Fairfax County. Finally, this plan should provide a framework for protecting and managing the natural resources located within the park. These goals can be met by adding new features to the park, updating existing features, and designing the park to better meet user demands now and in the future.

This plan is divided into three parts. The first section, Background and Existing Conditions, provides a basic overview of the historical and organizational context in which the park exists and highlights the areas of opportunity and constraint within the park. The second part is the General Management Plan (GMP). The General Management Plan provides guidance for current and future planning and development efforts. The GMP acts as an overall guide to management as well as a vision for long-term park development. The third part, the Conceptual Development Plan (CDP), describes specific land uses and identifies and explains target areas for future

development, their location, and extent within the park.

II. Background and Existing Conditions

A. Park Description and Significance

Lee District Park, in the Lee Supervisory District, is located at 6601 Telegraph Road in Franconia, between Telegraph Road to the north and South King's Highway to the south as shown in Figure 2. The park consists of 137.9 acres and is identified as parcels 92-1 ((1)) 21, 14A, 16, and 16A on Fairfax County Tax Maps. The park is bordered on the north and south by residential neighborhoods, on the west by a U.S. Government Facility, and to the east by the Virginia Hills Education Center. The park is accessed through the entrance on Telegraph Road.

1. Administrative History

Land acquisition for Lee District Park occurred in phases from 1967 to 1976. Parcel 92-1 ((1)) 21, consisting of 118 acres was acquired in October of 1967. This site was known as the Rose Hill District Park. That acquisition was followed in December of the same year with the acquisition of the 4.12 acre parcel 92-1 ((1)) 22. In May of 1974, the Board of Supervisors approved the addition of parcel 92-1 ((1)) 14A. The final 2.2 acre addition to the park took place in February of 1976 when parcels 92-1 ((1)) 16 and 16A were added to the park.

2. Park Classification

Within Fairfax County's system of parks, Lee District Park is designated a District Park. Parks with this designation provide a variety of recreation services to a large section of the County. District Parks often contain facilities that serve the entire County. Lee District contains a RECenter as well as an amphitheater that serve the broader community.

3. Planning Context

The Fairfax County Comprehensive Plan designates Countywide land uses and employs a special geography of Planning Areas,

Figure 1. 1974 Master Plan

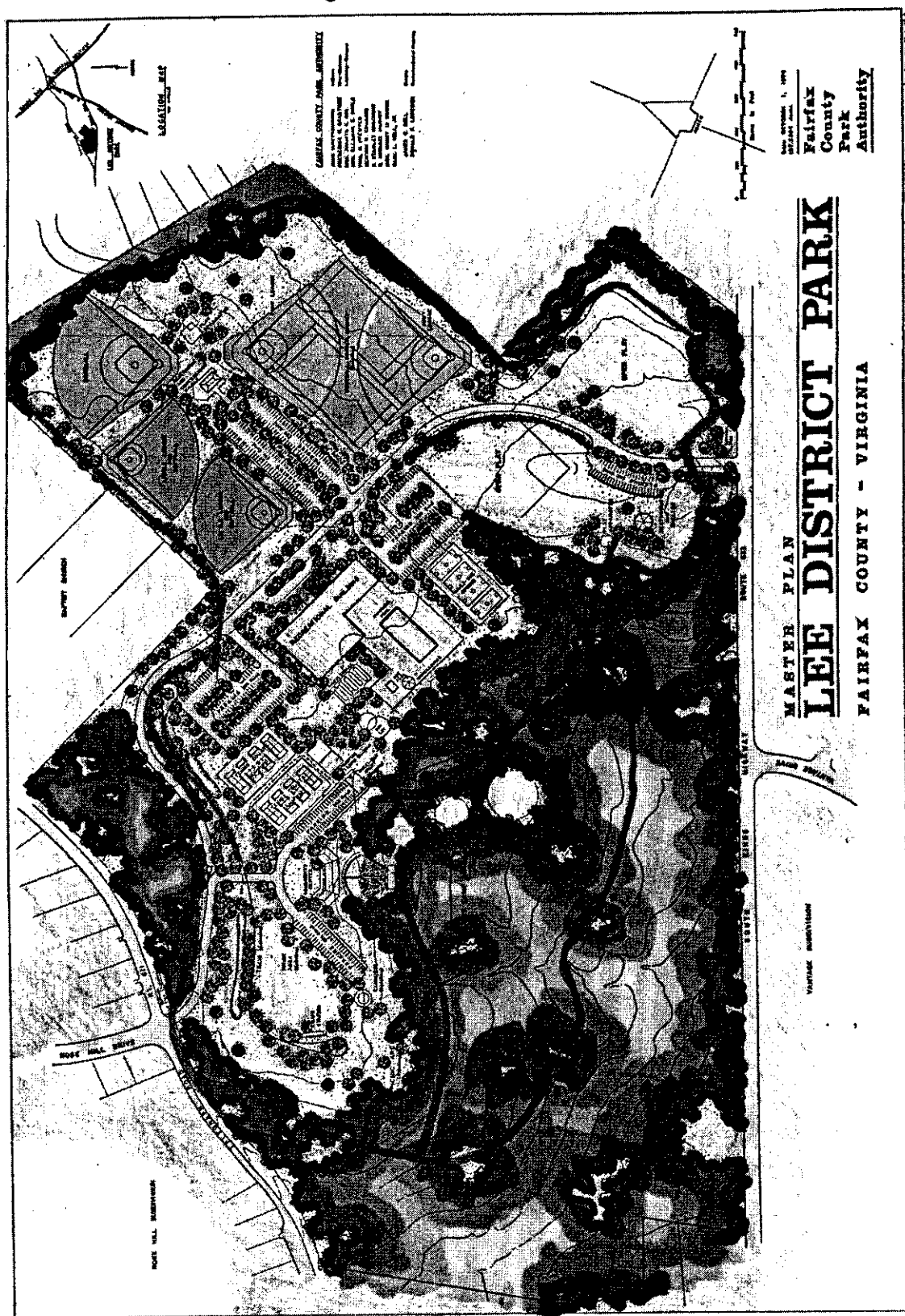
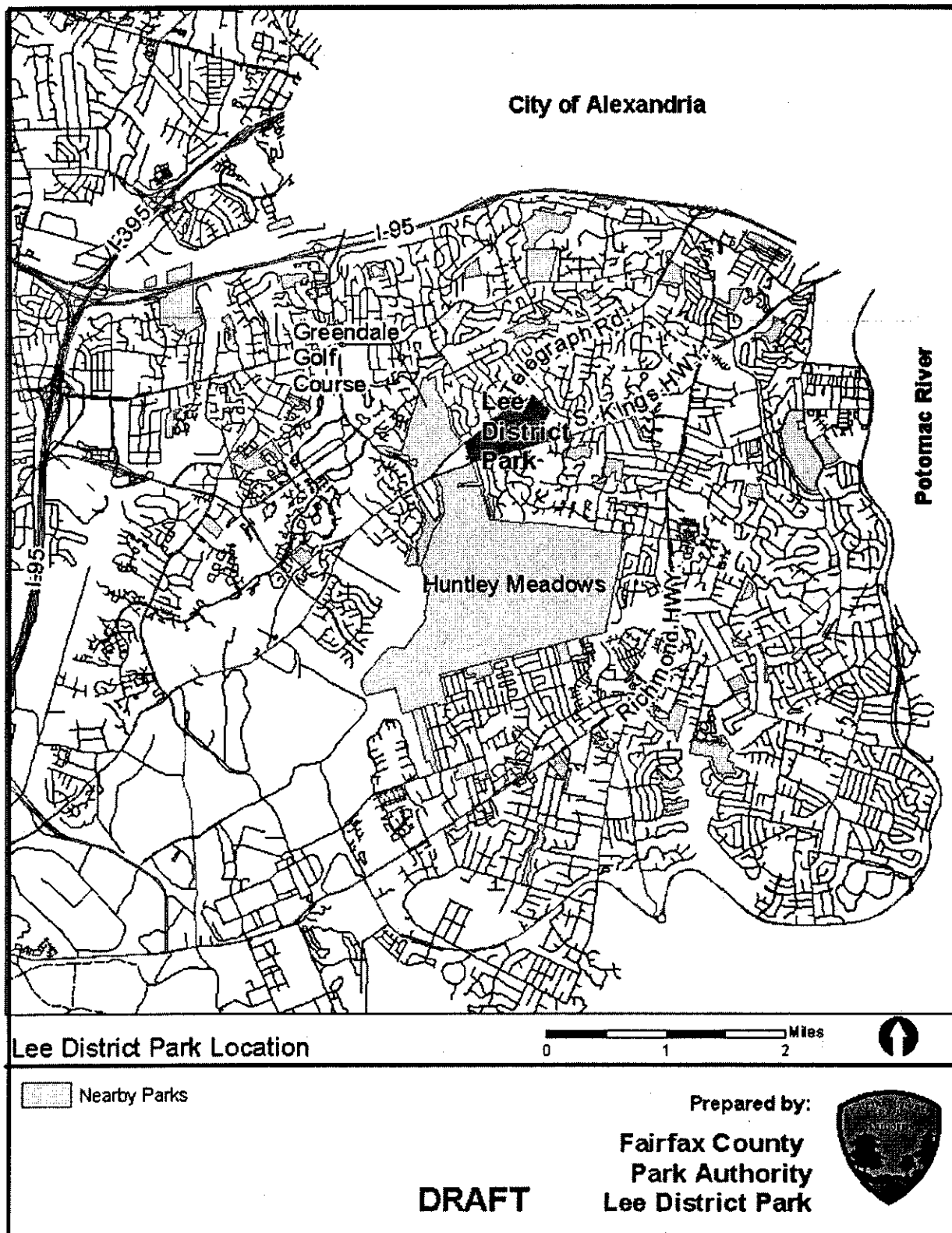


Figure 2. Lee District Park Location



Districts, and Sectors. Lee District Park is located in Planning Area IV, Rose Hill Planning District, and Mount Comfort Community Planning Sector (RH6). The Comprehensive Plan land use designation for Lee District Park is public park. The Park is classified as a District Park. Specific park recommendations in the Comprehensive Plan state, "Any additional development at Lee District Park should carefully consider steep slopes and forested areas."

The concept for future development in the Mount Comfort Planning Sector states that the area should develop as suburban neighborhoods. Infill development in the neighborhoods should be of a similar type to the already extant stable residential communities.

Lee District Park is located within the R-1 zoning district (residential district, one dwelling unit/acre) and is surrounded by areas in the R-1, R-3, and R-4 zoning districts. These districts allow public uses such as parks. The zoning districts in the vicinity of Lee District Park are indicated on Figure 3 (see page 10).

Article 14, Part 9 of the Fairfax County Zoning ordinance describes the County's Outdoor Lighting Standards. Specifically, Section 14-904 addresses outdoor recreation facilities lighting standards and seeks to limit glare and light trespass onto adjacent properties from light fixtures. These standards apply to the design of field lighting and as such, any proposed field lighting will comply with this County ordinance.

Adding lights to an athletic field increases the hours of usage for the facility and the park's capacity to meet field demands. Due to the potential impacts to the surrounding residential areas and roads, extreme care is required when adding light to a field. All issues related to lighting should be evaluated carefully. To reduce light spillage and glare onto the adjacent residences and roads, technology useful for limiting light impacts

should be used. Light use should also be limited to no later than 11:00 PM so as to not disrupt the adjacent neighborhoods.

The public facilities described in this Master Plan Revision require a review process in accordance with Section 15.2-2232 of the Code of Virginia. This process includes detailed review by County staff and could be determined a "feature shown," through an administrative process. If the athletic field lighting is not deemed a "feature shown" a public hearing will be required for Planning Commission approval.

B. Site Analysis

1. Park Context and Adjacent Properties

Existing uses surrounding the park (see Page 11) are dominated by residential development; however, a number of properties directly adjacent to the park are institutional or other non-residential uses. Malton, Rose Hill, Mission Heights subdivisions, and Virginia Hills Baptist Church border the park on the northwest. To the northeast, the park is bordered by the Virginia Hills subdivision, the Virginia Hills Education Center and Country



Club Estates subdivision. To the south, across South Kings Highway, is the Stoneybrooke subdivision. The Leiber U.S. Army Reserve Center is located to the west.

The southern portion of the park is located within the Dogue Creek watershed while the northeastern reaches of the park are located in the Cameron Run watershed. The watershed

Figure 3. Surrounding Zoning Districts

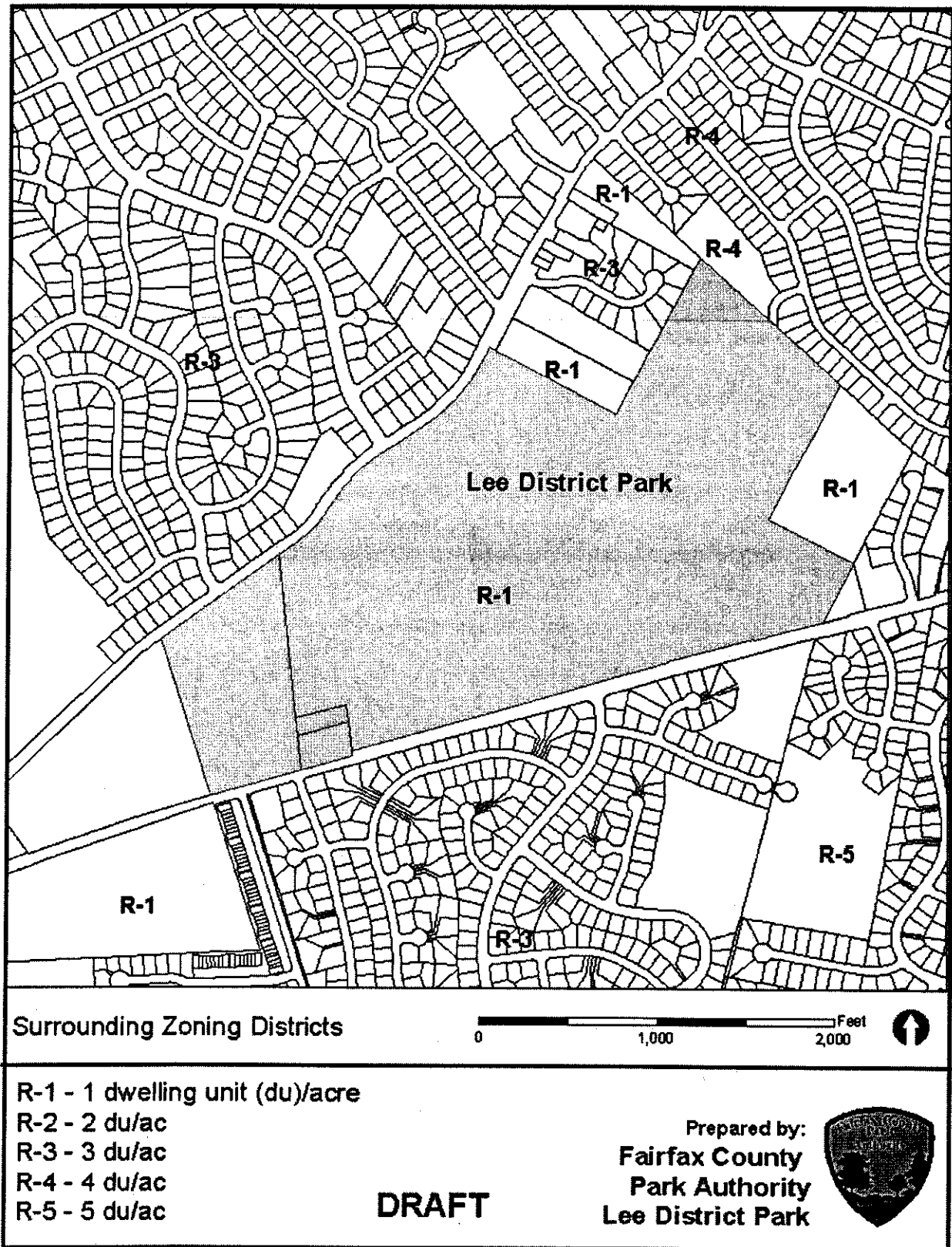
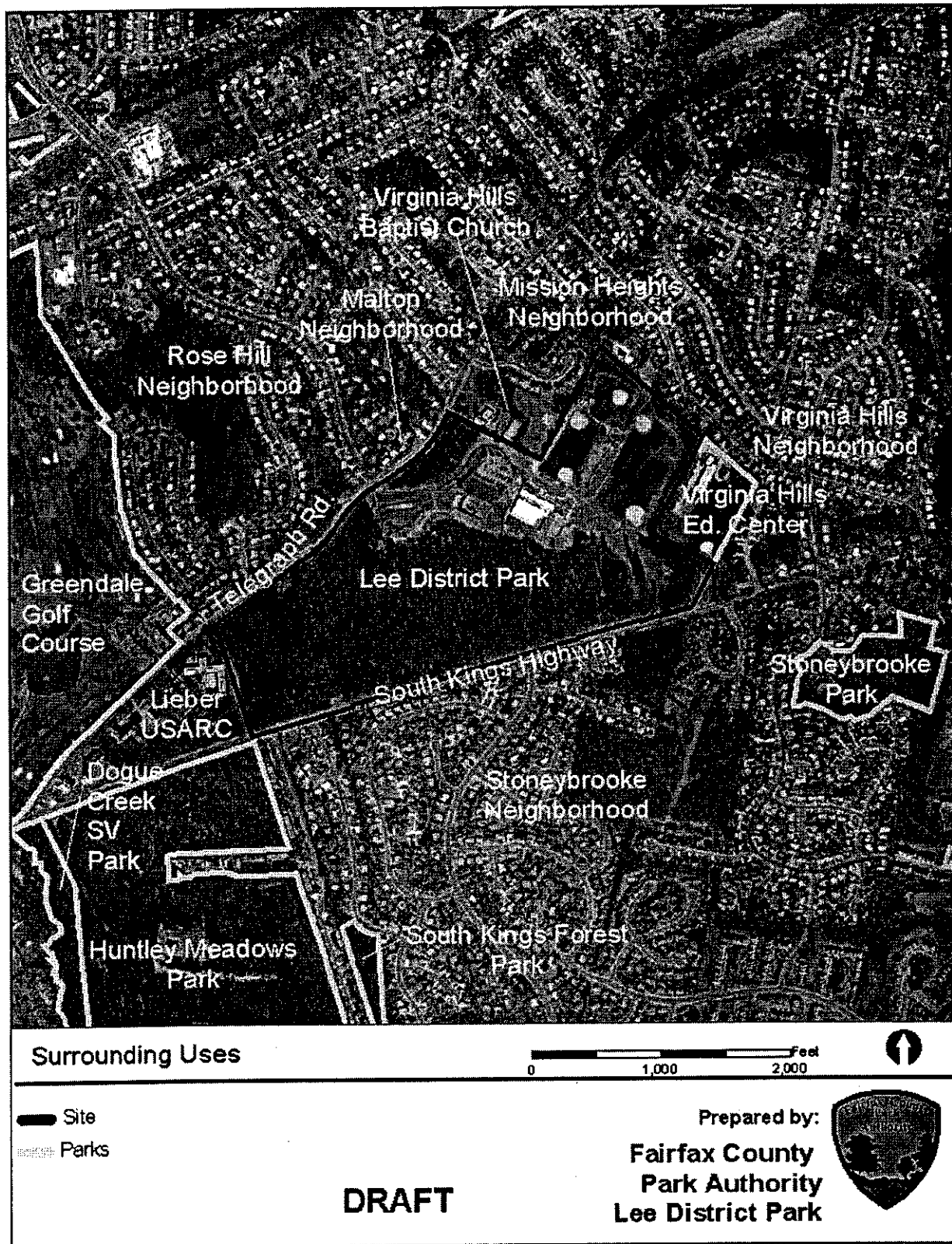


Figure 4. Surrounding Uses



split generally follows the high point in the park, which is a wooded ridge south of the RECenter.

The park's southern half is forested with a mix of deciduous and coniferous trees. The park's northern portion is largely developed for active recreation with nine athletic fields, all of them in an overlay condition, (four rectangles and five diamonds); the RECenter; tennis courts; basketball courts; a playground; and an open play area. An amphitheater and four group picnic areas are located near the park entrance.

The connections between parks, especially large parks with special functions, are an important part of the Fairfax County Park system. Lee District Park is located only a short distance from Huntley Meadows Park and Greendale Golf Course.

Huntley Meadows Park serves both resident and migratory bird species. The park has been subject to limited development in order to preserve its unique natural character and to provide passive recreational opportunity for Fairfax County residents. The park provides bird walks, educational material, and staff in order to meet the educational needs of the public.

Lee District Park is not connected to Huntley Meadows Park or Greendale Golf Course by a designated trail route. Lee District Park's role as a locus for active recreation, however, should be managed in concert with Huntley Meadows' role as a destination for passive recreation. Furthermore, the large undisturbed forest on the south side of Lee District Park serves as an extension to the services provided by the landscapes of Huntley Meadows Park. These three parks serve a diverse set of needs and are geographically close. Establishing and maintaining stronger ties between the parks will provide a long-term benefit. This strategy may include such elements as interpretive signs and non-motorized access between Lee District Park and Huntley Meadows.

2. Existing Site Conditions

The existing site conditions are studied to determine the opportunities and challenges located on the site. Using the existing conditions data allows for more focused planning and development.

a. Green Infrastructure

The Fairfax County Park Authority has developed a modeling tool to identify significant natural and cultural resources in the County. Using the County's geographic information system (GIS), the FCPA has produced a countywide "Green Infrastructure" model and resultant map based on a weighted analysis of significant environmental and historic features. The weighted analysis produces a general resource value that combines the value of various resources within the three general categories of environmental, cultural, and open space areas, but does not rank the importance between categories. The model is limited by the extent, accuracy, and resolution of the source data used. Several important resources, such as rare, threatened and endangered species, and Environmental Quality Corridors (EQCs) are not considered in the analysis due to the lack or incompatibility of the data.

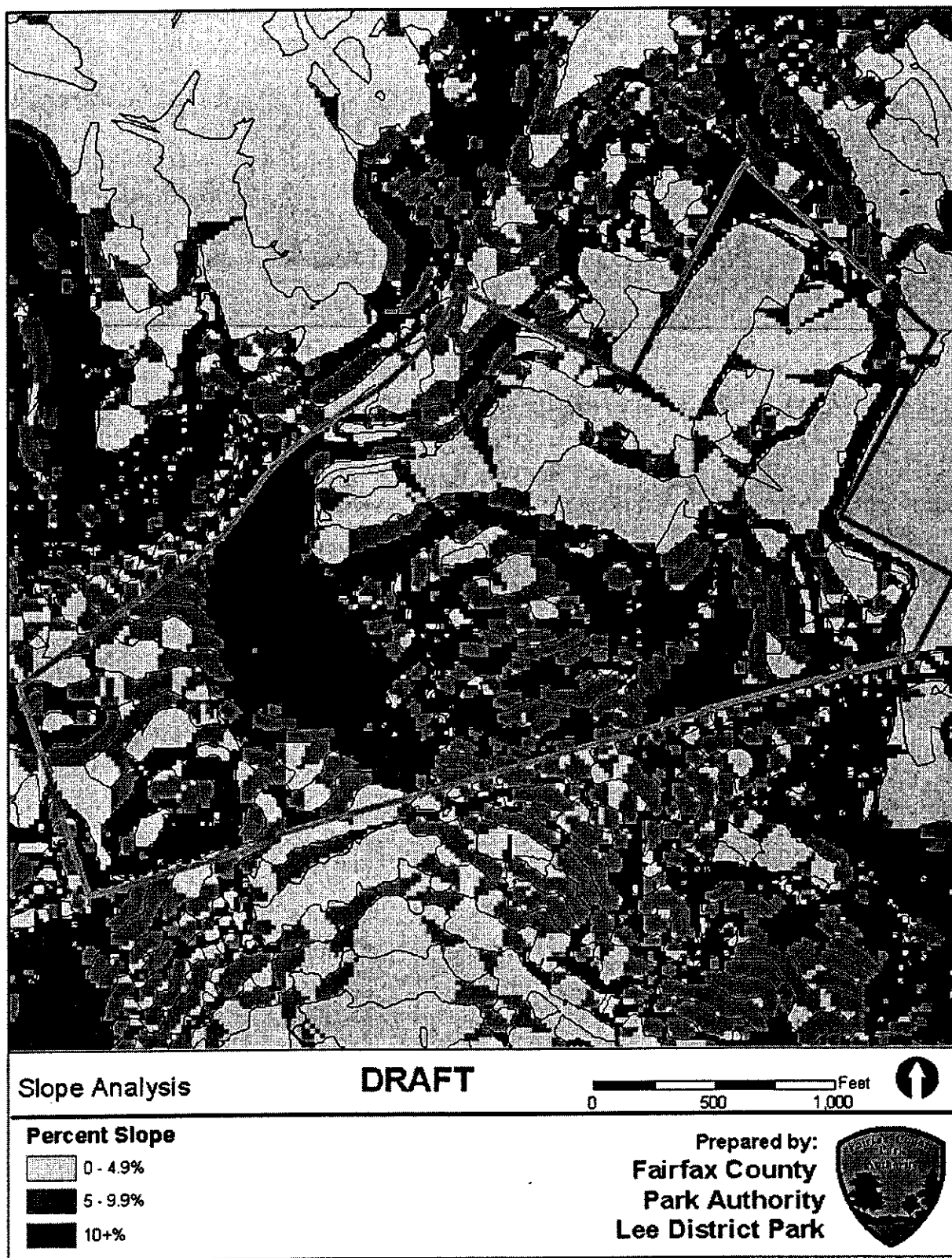
The Green Infrastructure model indicates that Lee District Park and surrounding areas have a low natural and cultural resource value. However, the natural resource areas in the park continue to play an important ecological role for the park and surrounding undisturbed natural areas, including Huntley Meadows Park and are important to the character of the surrounding neighborhoods.

b. Natural Resources

1) Surface Hydrology

Lee District Park is located on the divide between the Cameron Run watershed to the north and the Dogue Creek watershed to the south. There are several intermittent streams located within the central part of the forested portion of the site. These intermittent streams are not indicated on watershed maps.

Figure 5. Slope Analysis



2) Topography

The site topography (see slope analysis, page 13) is dominated by a plateau area where the RECenter and ballfields are located. Forested slopes of greater than 10% surround this flat open area. The aspect is generally south to southwest with several ridges and intermittent drainages running from north to south and combining to flow east to west along the southern boundary. These drainages flow to Huntley Meadows Park, located across South Kings Highway at the extreme southwestern corner of the park. A forested slope and small drainage also flow to the north in the northwestern tip of the property.

3) Geology & Soils

Fairfax County's land area is generally divided into three distinct geologic regions. The eastern part of the County is the Coastal Plain, the central part of the County is Piedmont Upland and the western edge of the County is the Triassic Basin.

Lee District Park is located within the Coastal Plain portion of the county and has soils that consist of unconsolidated sand, silt, clay and gravel strata deposited by ancient oceans and rivers. Lee District Park Soils (page 15) illustrates the specific soil types in and around the park.

The undeveloped portions of the site are dominated by marine clay soils. These soils generally occur in areas of 0-2% slope, and they have a high potential for erosion. Marine clay soils provide a poor foundation for the development of permanent structures and generally have a high shrink-swell potential meaning that their volume expands and contracts significantly in the presence and absence of water.

The soils in the site's developed central portion have not been mapped; however, the undeveloped northern portion of the site is dominated by Beltsville soils. Beltsville soils are characterized by gravelly and silty soils that drain poorly and have moderately good foundation support. Subsurface drainage is usually required to eliminate wet yards and

basements placed on these soils.

There are small areas of Hyattsville soils in the northwestern point of the park as well as on the southern edge of the site. Hyattsville soils are the result of erosion from higher slopes and are thus a mix of clay, silt, sand, and gravel. Permeability is moderate but foundation support is poor on Hyattsville soils.

Along the southern edge of the site a small area of Elkton soils occurs in a bottomland. Elkton soils drain poorly and are poor for foundations, are hydric, and may indicate the existence of a non-tidal wetland.

4) Forest Delineation

The forest in Lee District Park is described as upland forest which, while not rare globally, is becoming rare within Fairfax County. It is also important to note that the majority of forest stands within the park have been rated "priority" for preservation and protection. Table 1 (page 16) provides basic information obtained during the Forest Delineation study conducted at Lee District Park and corresponds to the Forest Delineation Map (see page 17). A detailed description of each of the Forest Stands can be found in Appendix 1.

5) Wildlife

Thanks to past and present conservation efforts, residents of increasingly urban Fairfax County still have a rich diversity of wildlife in their parks, including river otter, bald eagle, fox, deer, beaver, reptiles, amphibians and birds. The Park Authority's mission and adopted policies require preservation and protection of this legacy. This protection currently takes many forms including monitoring and best management practices. However, it is inevitable in an urban county that conflicts will occur between wildlife and human residents. The Park Authority adopted a Wildlife Conflict Resolution Policy (Policy 202) in 1998 which guides the agency in mitigating such conflicts.

The Park Authority's Wildlife Conflict Resolution Policy requires the agency to "practice an attitude of acceptance of, and

Figure 6. Lee District Park Soils

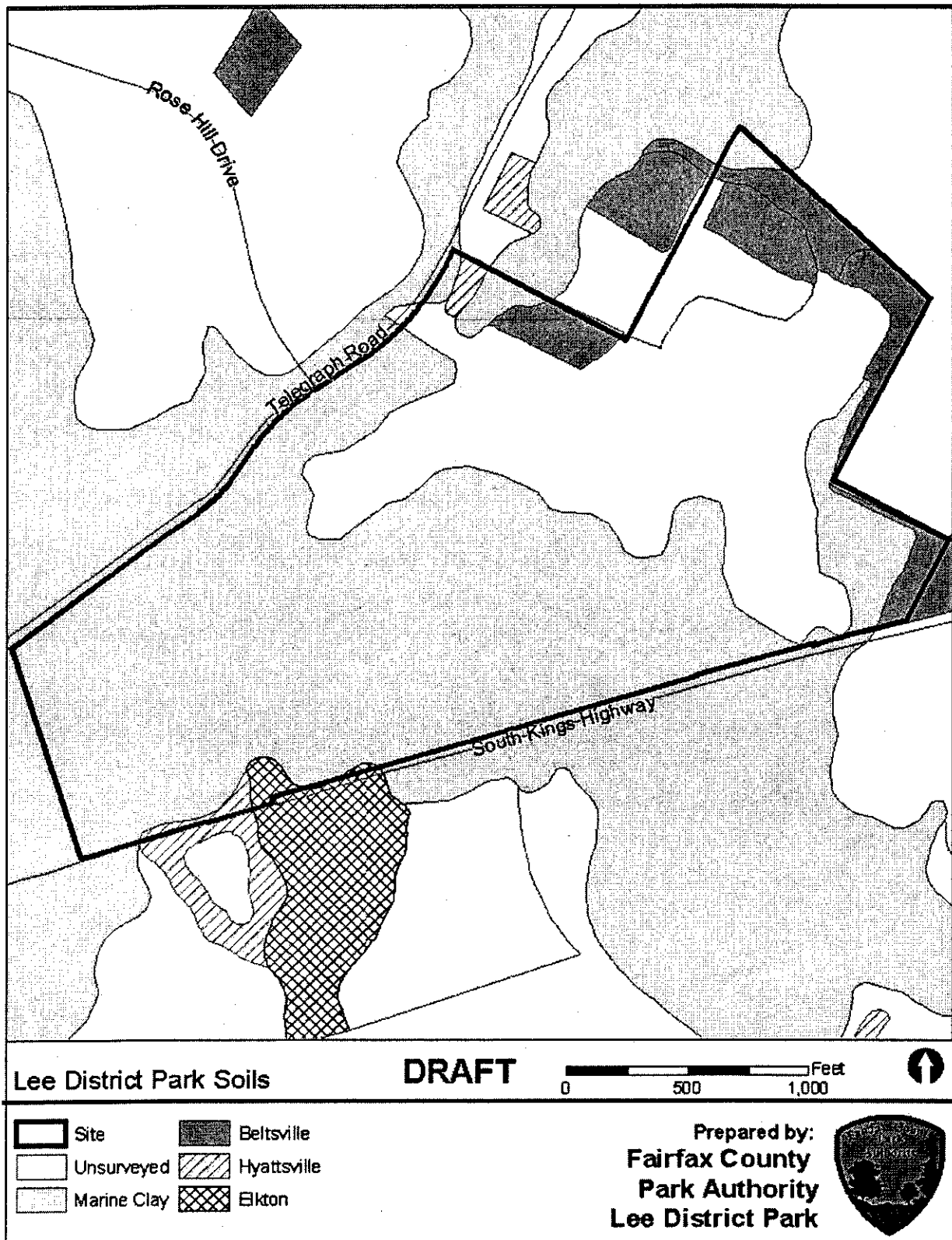


Table 1. Forest Delineation

Forest Stand	Condition	Major Species
1	Fair to Good	Virginia Pine
2	Good	Sweetgum, Red Maple, Tulip Poplar, Willow Oak, Southern Red Oak, Black Gum
3	Priority for Preservation	Sweetgum, Red Maple, Willow Oak
3A	Good to Priority	Sweetgum, Red Maple, Willow Oak
4	Priority	Chestnut Oak, White Oak, Tulip Poplar
5	Poor to Good	Virginia Pine
6	Priority for Preservation	Chestnut Oak, White Oak
7	Good	Virginia Pine
7A	Good	Virginia Pine
8	Priority	Chestnut Oak, White Oak
9	Priority	Chestnut Oak, Virginia Pine
9A	Priority	Chestnut Oak, Virginia Pine
10	Poor	Red Maple, Sweetgum, Elm, Black Cherry

Figure 7. Forest Stands



Forest Stands

0 500 1,000 Feet



Numbers Correspond to
Forest Stands in
Forest Delineation
See Table 1 and Appendix 1

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Prepared by:
**Fairfax County
Park Authority**
Lee District Park



tolerance for, wildlife activity as part of the county's natural environment" and to "foster this attitude among the public through education." If tolerance of wildlife activity is not successful, the policy requires progressive steps from exclusion (such as fences, screens and repellants), to harassment (such as removal of nests or homes). Only when all other means are exhausted and a compelling need is demonstrated, can lethal force be employed in a humane manner.

While no formal wildlife surveys have been conducted for Lee District Park, the park provides a refuge for wildlife as it contains a large undeveloped area and is accessible to other undeveloped tracts in the area. There are no known wildlife concerns in the park. Citizens often volunteer to keep lists of wildlife sightings in parks and such activities are welcome at Lee District Park. Lee District Park should be considered for future management activities.

c. Existing Improvements and Facilities

1) Recreational Facilities

The following facilities are currently located at Lee District Park:

- Robert E. Lee RECenter
 - Olympic size pool
 - Gymnasium (w/track)
 - 3 squash/racquetball courts
 - 2 dance studios
 - Fitness center
 - 2 classrooms
- Parking (360 spaces)
- 60'/65' diamond fields
- Rectangular fields
- Lighted tennis courts
- Practice tennis court
- Batting cages (temporary use of tennis courts)
- Basketball courts
- Carousel
- Outdoor amphitheater
- Reservable group picnic areas
- Picnic shelter
- Playground
- Natural surface trails
- Auxiliary structures
- Concession stand

a) Athletic Fields and Courts

Lee District Park provides a variety of active recreation opportunities. Athletic fields are located at the northern end of the site and include diamond and rectangle fields. All of these fields are configured in an overlay design that allows for alternating field use depending on the sport season. Use permits for the fields are allocated to local sports organizations and the community by the Department of Community and Recreation Services (CRS) in accordance with the County's adopted field allocation policy.

In the central portion of the site, east of the RECenter, there are two basketball courts. To the west of the RECenter is a complex of four tennis courts. A temporary batting cage area is located on the site of a former tennis court and is now used by special agreement between a local sports organization and the RECenter. The tennis courts are lit to provide for evening and night play.

b) Playground

A playground is located to the west of the RECenter. This play area has two separate play structures, both consisting of a number of slides, platforms, and walkways. One is considered a Tot-lot for children aged 2-5; the other is a school age playground, for children aged 5-12. A super-structure has been constructed surrounding the play area in order to provide sun protection.

c) Open Play Area

The open play area at Lee District Park is located near the entrance, close to the picnic areas and the amphitheater and consists of a large grassed open area.

d) Paths/Trails

Within the park, asphalt trails and sidewalks provide access to facilities and connect park activity areas. There is an asphalt trail parallel to the entrance road from Telegraph Road to

the RECenter. Several natural surface or woodchip trails cross the wooded portion of the park.

e) Picnic Areas

There are three reservable group picnic areas at Lee District Park. One is located south of the amphitheater in the woods. The other two are located adjacent to the open play area, also to the south of the amphitheater. None of the picnic areas is covered. Each area contains 8 to 10 tables.

f) Picnic Shelter

There is one reservable picnic shelter in the Athletic Field Area in the northern portion of the park. This shelter provides a picnic site primarily used by athletic field users.

g) Amphitheater

The outdoor amphitheater at Lee District Park seats approximately 200 and is accessible to patrons with disabilities. The amphitheater includes a stage area, a backstage for performers, and is wired to accommodate a sound system. The amphitheater plays host to a summer event series that is popular with area residents.

h) RECenter

The 83,600 square foot Lee RECenter is comprised of three major areas: Natatorium, Gymnasium, and Fitness Center. The Natatorium features an indoor 50 meter by 25 yard pool with diving boards and slides, a spa, spectator seating, locker rooms, saunas, and an outdoor sundeck. The Fitness Center features a wide selection of cardiovascular equipment, free weights, and equipment linked to the Countywide FitLinxx network. The 20,400 square foot gymnasium features a regulation size basketball court that is convertible to two half courts or two volleyball courts, and a 1/10 mile running track.

The RECenter provides an opportunity for residents to take fitness classes or use the facilities on their own. Classes offered include aquatics, dance, arts, fitness, and team sports. The RECenter also offers youth summer camps.

i) Auxiliary Structures

Several auxiliary structures exist in the Athletic Field Area. One structure serves as an equipment storage shed for the athletic organizations that use Lee District Park's fields.



A Virginia Department of Environmental Quality air monitoring station is located in an open area east of the RECenter. This facility was added to the park in 1997. The station monitors ground level ozone and ozone precursor emissions and contributes to data collected on general air quality within the Washington metropolitan area.

j) Concession Stand

An unused concession stand is located in the athletic field area. This structure is serviced by water, sewer, and electricity. It currently serves as a restroom facility for users of the athletic fields. It is no longer equipped or used for food service or vending. This structure has potential for reuse as an auxiliary location for other indoor programs, classes, or functions.

k) Carousel

A carousel featuring traditional colorful horse figures is located adjacent to the open play area near the park entrance at the west end of the park. The carousel is operated during the summer and attracts families with small children.

l) Other Amenities

A full-size train caboose visually anchors the

picnic and open play area west of the amphitheater and is used as a ticket booth for carousel ticket sales during the summer months when the carousel is operational.

2) Infrastructure

Lee District Park is a part of the fabric of the surrounding district. This is true in social terms, but also in terms of infrastructure. As a key public facility Lee District Park needs to be supported by public infrastructure such as utilities, access and circulation for existing and future development.

a) Utilities

Lee District Park is served by public water, sewer, and electricity. A water line serves both the RECenter and the athletic fields area. Sewer lines extend to the RECenter and to the unused concession stand/restrooms in the athletic field area. Any expansion of water and sewer lines should maximize opportunities for future expansion. Electrical lines are buried on the site and enter the park from Telegraph Road. Not all development proposed in this plan will occur at the same time, thus, utilities should be designed so as to facilitate future planned expansion.

b) Access and Vehicular Circulation

Though Lee District Park is well located for vehicle access within Lee District, it's location between two major roads makes pedestrian access difficult.

Vehicular Access

Public vehicular access to the park is from Telegraph Road. From the Telegraph Road entrance, the internal park access road and parallel asphalt trail lead to the RECenter. Short spurs from the RECenter lead to a parking lot for the ball fields, an upper auxiliary parking lot next to the RECenter, and two parking lots that serve the amphitheater, picnic areas, and the carousel.

An auxiliary vehicular access point is located in the southeastern corner of the site providing access onto South Kings Highway. This access point is used for special events such as the 4th

of July fireworks display and should continue to be used only for special events, when vehicular traffic flow can be coordinated with Fairfax County Police.

Telegraph Road has a functional classification of Type A Minor Arterial.

This two lane road currently operates at

Level of Service (LOS) C. (See sidebars.)

Telegraph Road provides vehicular access to the park through the main entrance.

According to the Fairfax County Transportation Plan, this road is planned for four lanes along its shared border with the park. Any improvements to this intersection or within the park in this area should consider improved

pedestrian access from Rose Hill Drive to the park entrance.

South Kings Highway has a functional classification of Type B Minor Arterial and an LOS of C. This two-lane road is the location of the auxiliary vehicular access point. The Fairfax County Transportation Plan shows South Kings Highway planned for four lanes east of the park. As part of future road improvements, park entrance

Level of Service (LOS) is a qualitative measure of the impacts of congestion that describes the flow of vehicles along freeways and arterials, and the ease of vehicular movement through an intersection. A scale ranging from A to F indicates the degree of congestion. For example, an LOS of C indicates free-flow speeds along a road, moderate congestion, and restricted maneuverability.

Minor Arterials carry an even mix of local and through traffic. They link lower street classes to higher street classes. The varying character in minor arterials, between long rural roads and high volume suburban roads, led to the creation of Type A and B. Type A Minor Arterials are an important part of the transportation network because of their length and/or design. While access to these roads is not limited, the speed and volume of traffic makes interchanges with other roads more difficult. Type B Minor Arterials are usually shorter in length, exist in more rural areas, or because they are in older parts of the County cannot be expanded or upgraded sufficiently to meet the standards of Type A.

enhancements should be considered to address vehicular and pedestrian safety issues.

Pedestrian Access

Pedestrian access exists at the northern end of the park near the athletic fields. This access point primarily serves the nearby community.

Though the park is close to both Greendale Golf Course and Huntley Meadows Park, it is isolated by Telegraph Road and South Kings Highway which have few safe crossing areas near the park. At this time, a series of sidewalks through neighborhoods south of South Kings Highway offer an unmarked connection between Lee District Park and Huntley Meadows Park. Communities which surround the park to the east, north, and south must drive to the site or cross at inhospitable crossing points along both South Kings Highway and Telegraph Road. Opportunities to improve pedestrian access to the park should be further considered and developed where feasible.

c) Parking

There are five parking areas that accommodate 360 vehicles. These parking areas primarily serve the athletic fields, the RECenter, and the picnic facilities. The community and staff note that additional on-site parking would provide better opportunities for park patrons to use park facilities, especially during peak use periods and special events.

3) ADA Adaptations

Lee District Park's RECenter building is fully accessible by elevator and ramp. The natatorium features ramps into and out of the pool as well as family changing areas that provide a full series of features for disabled users. The RECenter also features a fully accessible gymnasium and an accessible racquetball court.

The outdoor amphitheater is also accessible to disabled park patrons. A platform above the seating area is connected to the nearby parking area by an eight-foot wide accessible asphalt trail.

d. Park and Recreation Need

The Fairfax County Park Authority's long range planning helps determine park and recreation needs for the County. The Park Authority determines recreation needs, tracks its inventory of facilities and land, and conducts additional research and analysis to determine how to meet the needs of Fairfax County as a whole and on a local service area basis.

Findings from the Needs Assessment process show that residents use parks for a variety of different recreational activities. Furthermore, as the population expands so does the demand for alternative recreational activities. Larger parks, such as Lee District, offer greater opportunities to meet the need for a diverse mix of recreation facilities.

The results of the Needs Assessment included recommendations for RECenter growth. As part of the assessment, the Park Authority committed to the expansion of existing RECenters in order to meet growing demand. The need for fitness and aquatics opportunities is growing steadily. Lee District RECenter already contains facilities for users interested in both aquatics and fitness; therefore, expansion of these areas would be a wise use of resources. The Needs Assessment also illustrated the need for expanded opportunities in other areas at Fairfax County RECenters. Staff at Lee District RECenter have identified the unused concession stand in the park as an ideal location for expanded classrooms or studios. This conversion will help to alleviate over-crowding in the RECenter's current classrooms and studios while also taking advantage of existing facilities on the site.

Athletic field use is changing in the County. While the need for athletic fields is growing the types of fields required is changing. In order to reflect the needs of users, the Park Authority examines how fields are being used at each park during the master planning process. Changes in field type, size, and configuration may result from this analysis

and input from the community.

As part of the Needs Assessment process, the Park Authority Board adopted a County service level standard for District park land at 13 acres for every 1,000 residents. Lee District Park has 138 acres. Based on the District park land standard, the park serves approximately 10,000 people. Facility standards were similarly adopted for many of the facility types at Lee District Park. These facility standards and the population size served are shown in Table 2 (see page 23). All of these facilities contribute to the total park experience but are used by different portions and numbers of the resident population as well as different numbers of users.

The varying service level standards and population served by the many facilities at Lee District Park make it a challenge to describe a geographic "service area" for the park. In order to create a foundation for analysis, however, the Park Authority establishes general service area boundaries based on several factors. District Parks generally serve an area of 3 to 6 miles. Within this general area, physical barriers, such as major roads, housing developments, and even other parks that may restrict easy access to the park are considered. These physical boundaries shape the area from which patrons will generally travel. The Capital Beltway, I-95 and Richmond Highway are major road barriers that define the Lee District Park service area.

Another important factor to consider is the specific park facilities use patterns. The Lee District RECenter is the major park feature that draws the largest number of users at the park from the farthest distance. Because the RECenter is more market-based, the area from which users originate is known as a market area and the area from which the RECenter draws approximately 80% of its patrons. This area is affected by use and preference patterns of county residents and has less to do with the proximity of the park.

Examination of these factors results in the

definition of two separate geographic areas as shown in the Lee District Park Market and Service Areas (see page 24). The smaller outlined service area is the area constrained by the Capital Beltway to the north, Richmond Highway to the east and south, and Interstate 95 to the west. The larger solid market area reflects actual users at the RECenter.

Using the current population for the service area and market area and the adopted service level standards for each relevant facility at Lee District Park, facility deficiencies are identified as shown in Table 3 (see page 23). This table highlights the facility deficits that exist in both the market and service areas. It also reflects that although both the George Washington and Mount Vernon RECenters are located within the market area and included in the Public Facility Inventory, a need for future RECenter expansion is necessary at Lee District in order to meet the needs of the existing and future population of the area. The table also reflects deficiencies in rectangle fields, multiuse courts, skate facilities, adult softball and adult baseball fields for both the service and market areas.

e. Programs

The RECenter provides programs and classes for children and adults throughout the year. Classes are loosely divided into Aquatics, Dance, Fitness, Children's Programs, Fine Arts, Pets, Sports, and Martial Arts. These classes are taught by qualified staff and may take place in and around the RECenter. Efforts are made to offer programs that accommodate the specific needs of a wide variety of age groups.

During the summer months youth camps are held that utilize the entire park area. These camps are part of the Park Authority's larger summer camp program.

f. Special Events

Each July 4th, Lee District Park hosts a community party that includes music and fireworks. Each year the celebration attracts thousands to the park. This special event requires the use of the auxiliary entrance from

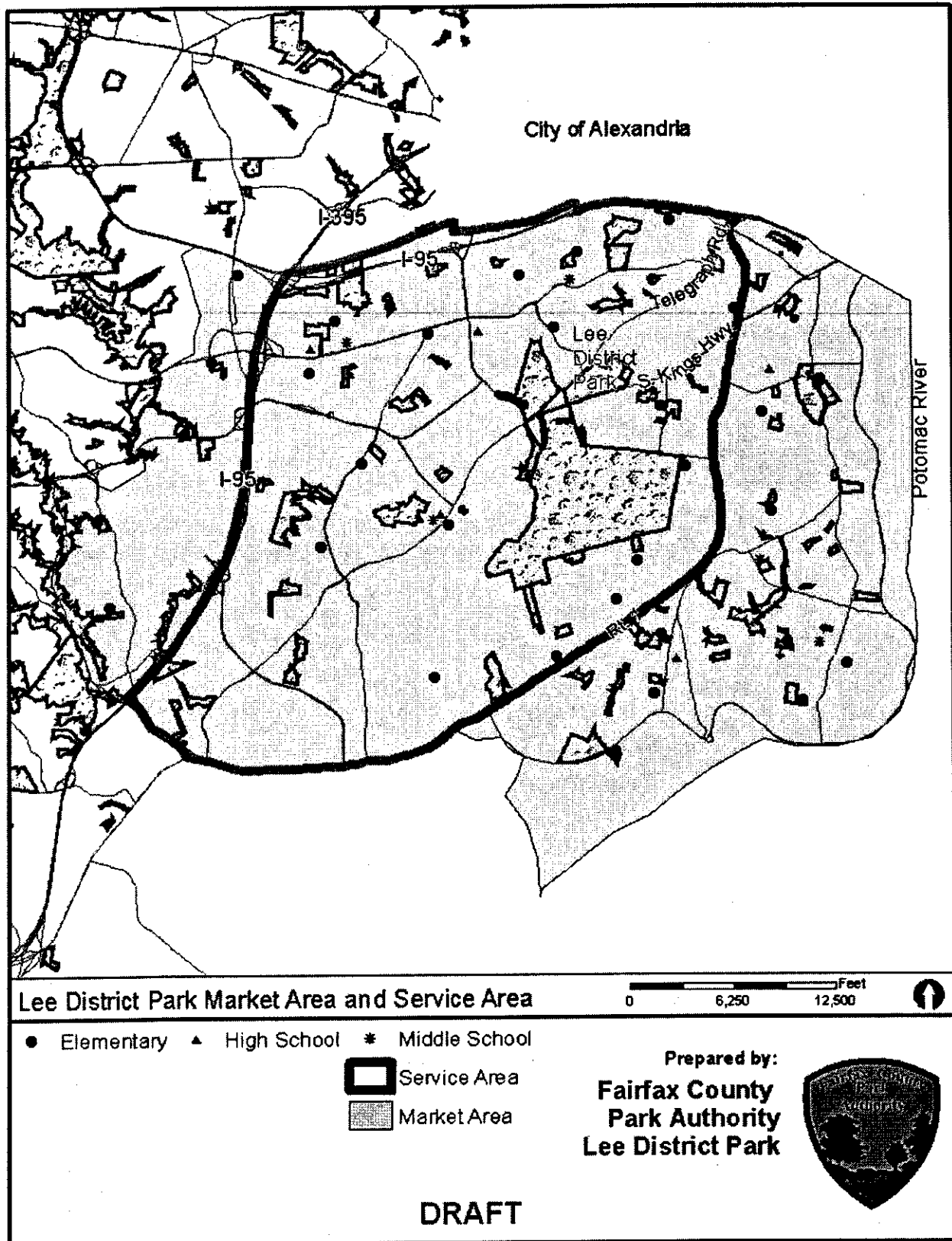
Table 2. Population Served by Existing Facilities at Lee District Park

Facility Type	Facility Quantity	Adopted Service Level Standard	Current Population Served
RECenter	83,500 s.f.	1.1 sq. ft./person	76,000
Indoor Gym	1	2.8 sq. ft./person	7,285
Playground	1	1 / 2,800	2,800
Multi-use courts	2	1 / 2,100	4,200
Reservable picnic areas	5	1 / 12,000	60,000
Rectangle fields	4 (all overlay)	1 / 2,700	6,750
Youth baseball diamonds	5 (all overlay)	1 / 7,200	10,800

Table 3. Service Levels for Lee District Park Market and Service Areas

Market Area					
Facility Type	2004 Population	Standard (per population)	Facility Need (Population x Std)	Public Inventory	Facility Deficiency
Rectangle Fields	179,251	1/2,700	66	39	27
Playground	179,251	1/2,800	64	68	None
RECenters	179,251	1.1 sf/person	197,176	189,541	7,635
Youth Baseball	179,251	1/7,200	25	40	None
Multiuse Courts	179,251	1/2,100	85	21	64
Neighborhood Skate	179,251	1/106,000	2	0	2
Indoor Gyms	179,251	2.8 sf/person	501,903	517,367	None
Adult Softball	179,251	1/22,000	8	4	4
Youth Softball	179,251	1/8,800	20	23	None
Adult Baseball	179,251	1/24,000	7	4	3
Service Area					
Facility Type	2004 Population	Standard (per population)	Facility Need (Population x Std)	Public Inventory	Facility Deficiency
Rectangle Fields	103,469	1/2,700	38	19	19
Playground	103,469	1/2,800	37	37	None
RECenters	103,469	1.1 sf/person	113,816	83,617	30,199
Youth Baseball	103,469	1/7,200	14	25	None
Multiuse Courts	103,469	1/2,100	49	10	39
Neighborhood Skate	103,469	1/106,000	1	0	1
Indoor Gyms	103,469	2.8 sf/person	289,713	323,617	None
Adult Softball	103,469	1/22,000	5	4	1
Youth Softball	103,469	1/8,800	12	12	None
Adult Baseball	103,469	1/24,000	4	2	2

Figure 8. Lee District Park Market and Service Areas



South Kings Highway.

The RECenter can also be rented for special events. For instance, an annual Lee District Antique Show is held in the gymnasium. Such events require special arrangements, staffing, and fees.

Athletic fields can also be reserved for special events through CRS. These events are organized through CRS and coordinated with Lee District Park management staff to mitigate the impact on parking and conflicts with other Lee District Park activities.

During the summer months, the amphitheater is the location for scheduled musical performances known as the "Family Concert Series." The events frequently attract a capacity crowd to the amphitheater.

g. Staffing

The Park is regularly staffed by approximately 80 full- and part-time employees. These employees operate the RECenter that is open seven days a week and 18 hours a day. During the summer, seasonal staff is added. Volunteers also perform a varied number of tasks to support the park's operation.

III. General Management Plan

The General Management Plan (GMP) shown on page 27 serves as a guide to long-term management and planning at Lee District Park. The GMP for Lee District Park identifies the opportunities and constraints posed by existing conditions, outlines goals for park development, and provides a broad and basic division of space within the park. The GMP will also provide an overview of the desired user experience as well as “management zones” or focal points for specific types of development. The GMP is organized through a management framework.

A. Management Framework

The management framework is developed using the background data gathered through research, site analysis and the plan goal stated earlier within this plan. The framework is used to describe character areas and themes and to develop broad management zones within the park. These management zones serve as a guide for future planning efforts by identifying areas within the park where certain improvements would help achieve the desired user experience, reduce the impact of development on natural systems and surrounding users, and provide the best services possible.

1. Management Issues

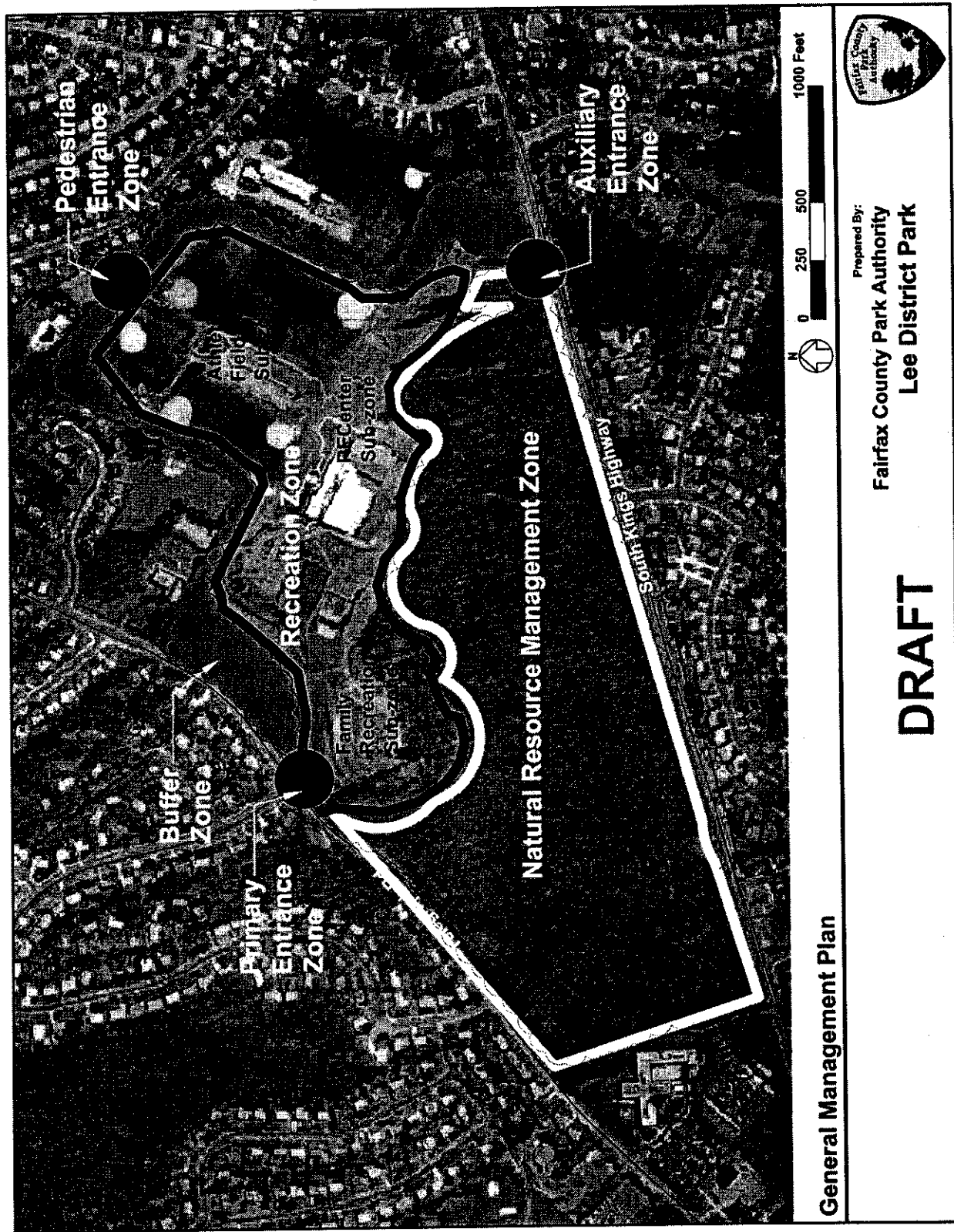
Planning and management at Lee District Park are complicated by the diverse needs of the different resources available within the park and the diverse groups of users. Some of these issues are addressed through this planning process. Others will be addressed through effective management practices based on site use experience. Some may take longer than this plan can forecast.

- Available parking on-site is limited and inadequate. The park hosts a number of large events throughout the year that require special planning by the RECenter staff. However, this problem also exists during many weekends when fields and the

RECenter are operating at the same time. Additional parking is needed to accommodate increased visitorship from existing and proposed facilities. Consideration should be given to using Low Impact Design methods when designing parking in order to protect natural resources.

- The size of Lee District Park affords the opportunity to provide different character areas within the same park. The Recreation Zone provides a very different user experience from the Natural Resource Management Zone and these two areas must be managed to maximize the benefits of both while still maintaining their viability.
- The development of a Family Recreation Area will enhance an underutilized area with attractive new multi-age oriented facilities that will result in increased usage. As these new facilities and amenities are added to Lee District Park, additional staff may be needed to accommodate the growth in park users.
- The changing demographics of Lee District will support the variety of uses and facilities at this park and should be used as a guide in programming decisions.
- Users and staff at Lee District Park have noted significant changes in the use of diamond fields and rectangle fields. An increased need for competition-level rectangle fields and a decreased need for diamond fields support a reconfiguration of field types.
- The lighting of fields will result in extended use times for those fields. There will be a corresponding increase in the number of users and the length of stay for users at the park. These changes must be managed in order to

Figure 9. General Management Plan



maximize this public investment while minimizing the impacts on the surrounding communities as well as the public infrastructure.

- Access and facilities for disabled park patrons is limited within Lee District Park. With the inclusion of more accessible features within the park, future improvements should be made to improve the accessibility of existing features and integrate the accessibility between areas of the park.
- There is currently no safe pedestrian connection between Lee District Park, Huntley Meadows, and Greendale Golf Course.

2. Management Objectives

In order to address the management issues in the context of the park purpose it is important to identify general management objectives.

- Active recreation should continue to be a cornerstone of the Lee District Park experience. Whether park patrons are using the RECenter or the athletic fields, an optimal multi-generational recreation experience should be provided.
- Preservation, protection, and enjoyment of natural resources are important parts of the Lee District Park experience. Every effort should be made to balance the stewardship of natural resources with active recreational needs. Trees, removed or damaged during any stage of development at Lee District Park, should be replanted or replaced so as to maintain tree cover within the park. If trees are replaced they should be replaced by the same type of tree or a higher value tree if possible and all replacement trees should be native species.
- Lee District Park should remain an

integral part of the Lee District community. Facility uses should minimize impacts on park neighbors.

- Park programming decisions should be responsive to changing demographics in the area and ensure that local interests and needs are reflected.
- Park users should have full access to any facility to which access is possible. This includes improved accessibility to athletic fields, access to new features, and improved connections between different areas of Lee District Park.
- The proximity of Huntley Meadows Park and Greendale Golf Course should be viewed as an opportunity. Connecting these parks through County-maintained trails will enable patrons to more easily access and enjoy the diverse park experiences available in Lee District.

3. Desired Visitor Experience

Lee District Park is currently a destination for active recreation participants of all ages in Lee District. The RECenter provides facilities such as an indoor pool, gymnasium, fitness center, and multi-use rooms. The athletic fields and courts at Lee District Park support organized sports play as well as casual unscheduled uses. The carousel and amphitheater provide family-oriented uses and focal points for the park. A number of natural surface trails extend throughout the wooded area of the park offering opportunities to experience areas that remain in a natural state.

Lee District Park should continue to serve as a major recreation destination for Lee District residents. New, innovative, and appealing facilities should be added to continue to make this park attractive to the diversifying population in Lee District. New development within the park should also be used as an opportunity to bolster the connections between

the different areas of the park. Currently the RECenter, in its central location, divides the athletic fields from the family-oriented recreation area. Changes to the athletic fields and the family-oriented recreation area make it imperative that improved connections be designed to create a unified park experience.



Lee District Park also currently serves as a destination for 4th of July celebrations as well as a number of other community-wide activities. This focus should continue and should be bolstered by

additional features. The special events at Lee District Park help make visitors aware of its diverse features.

A visitor's first impression of the park is very important. Park users who enter through the main park entrance from Telegraph Road are greeted by a large electronic sign that scrolls through future events at Lee District Park as well as RECenter offerings. The sign serves as the first indicator that Lee District Park provides a unique visitor experience.

Within the park the first area future visitors will see is the proposed Family Recreation Area where a combination of different uses will coalesce to create an area that is inviting to all ages and activity levels. This area will provide recreation for young children and adolescents as well as entertainment for adults. The Family Recreation Area will be safe for children but allow space for parents to supervise and watch children. The area will be designed to provide fully accessible recreational opportunities.

The Family Recreation Area should be linked, functionally and visually, to the RECenter using a number of different pathways and coordinated landscaping. The RECenter itself should continue to provide superior facilities while the surrounding basketball and tennis courts should be maintained so as to provide the best recreational opportunities possible.

The Athletic Field Area should provide both rectangle and diamond fields for users interested in field sports. The addition of lights will allow longer evening use of this area, increase the field capacity and better serve the needs of the youth and adult sports community.

The southwestern part of the Recreation Zone is currently isolated from the northeastern portion of the park due to a lack of paths as well as the presence of large parking areas. This condition will be exacerbated with increased usage of the Family Recreation Area. This should be alleviated with multiple trails that travel different paths between the three areas of the active recreation areas of the park. These trails should enable users to travel easily between the Family Recreation Area and the Athletic Field Area. The trail location and design shall be coordinated with the Park Authority Trails Coordinator.

Lee District Park also offers residents the opportunity to walk through the woods in a natural setting away from the active recreation areas of the park. The southern portion of the park provides many small footpaths that cross the wooded portion of the site and allow for nature study and enjoyment.

4. Management Zones

The management framework is developed to guide the broad provision of services within the park and results in a system of management zones. These zones serve as general locations for similar types of existing and future activities. Management zones are used as tools for future planning and development.

a. Entrance Zones

There are three entrance zones in the park. Each entrance zone serves a different purpose and has a different character. These points should be managed so as to maintain the character that currently marks them.

The main entrance is a vehicular and pedestrian entrance on the northwestern border of the site. This entrance is located across from Rose Hill Drive at the intersection of Rose Hill Drive and Telegraph Road and is controlled by a traffic light. There is also a paved pedestrian trail leading into the park from this entrance. A large electronic sign is located at this entrance. This unique feature calls attention to the park and should remain in place. The electronic sign should be used to capitalize on activities within the park. Any changes to this entrance should be designed so as to improve vehicular and pedestrian access for users of diverse ability levels while retaining a welcoming feel.

The vehicular traffic generated by the addition of lights to fields in the Athletic Field Sub-zone, will have an impact on the roads surrounding Lee District Park as well as on the availability of parking within the park. However, for a number of reasons this impact should be minimal. First, lighting fields allows Community and Recreation Services to schedule games at later times during the day, thus reducing the need to heavily schedule the fields during the peak of vehicular traffic periods. Second, a proposed reduction in the number of fields will reduce the number of field users within the park at any one time.



The Family Recreation Area will also have an impact on vehicular traffic in and around the park. However, due to the nature of the facility, it is likely that this area will be most heavily used on holidays and weekends. Use of the Family Recreation Area during peak vehicular traffic periods is likely to be minimal as this will be evenings and early mornings.

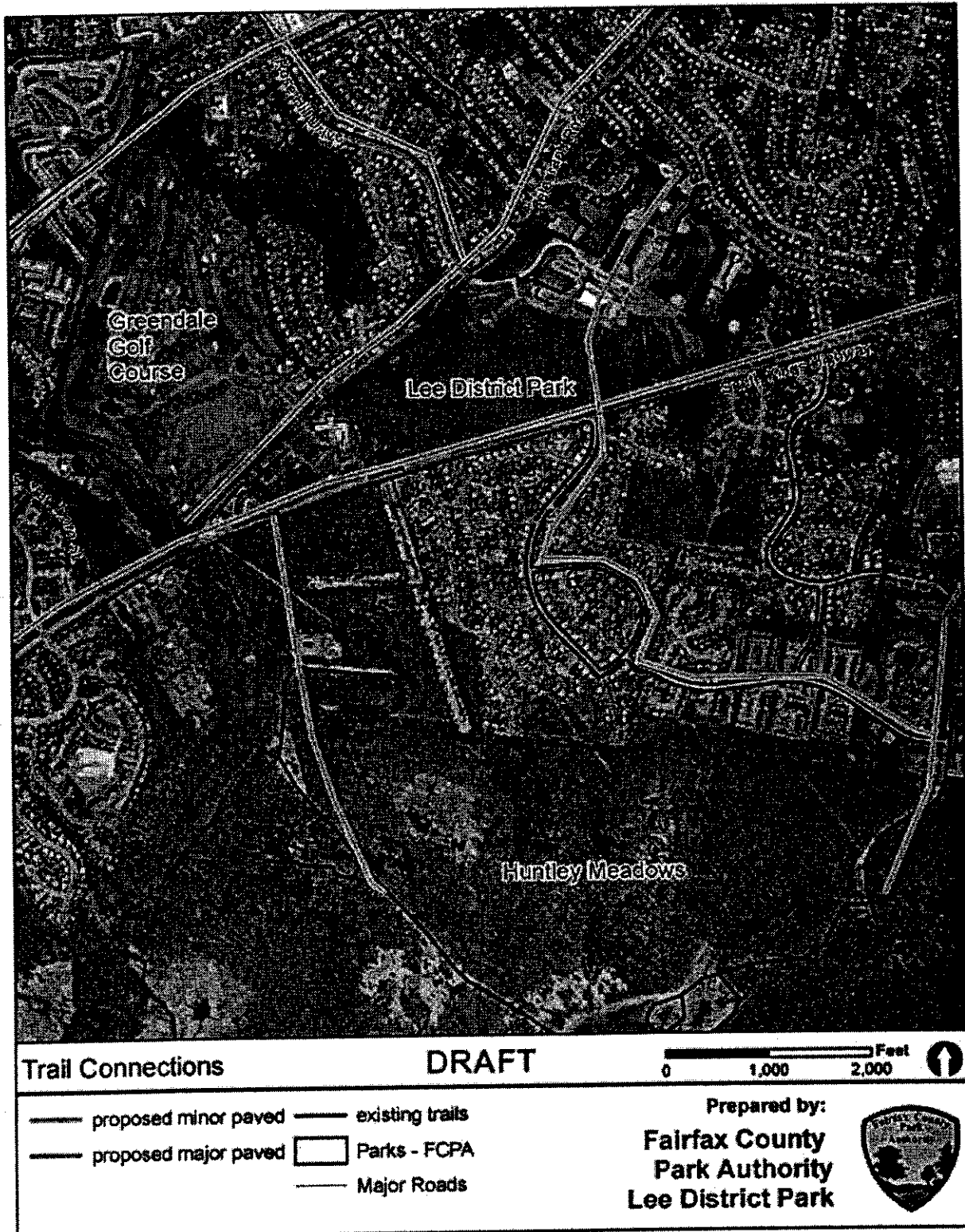
The Park Authority should closely monitor changes in vehicle use resulting from these planned features. If impacts on vehicular traffic flow on roads surrounding the park clearly result from these changes, the Park Authority will make every effort to work with the Fairfax County and Virginia Departments of Transportation to manage recognized impacts.

On the southeastern border of the site an auxiliary entrance is located on South Kings Highway. This entrance is used only during special events such as 4th of July celebrations. During such special events the entrance should be managed and coordinated in concert with the Fairfax County Police Department. Outside of special events this entrance should remained closed and gated for security and safety reasons.

The third entrance is a pedestrian entrance and path located at the northern end of the park, between two diamond fields. The entrance and path are largely unimproved. A stonedust trail leads into the park providing neighborhood users easy access to the many park features. There is a small sign marking it as the entrance to Lee District Park.

The importance of the proximity of Huntley Meadows Park and Greendale Golf Course to Lee District Park was noted earlier in this plan. Also noted is the difficulty inherent in creating a direct Park Authority-maintained trail between these three parks. A connection is possible, however, based on the adopted Countywide Trails Plan that shows a trail planned along both sides of Telegraph Road between Rose Hill Drive and South Van Dorn Street (see page 31). The adopted Trails Plan

Figure 10. Proposed Trail Connections



also shows a planned trail through Lee District Park that crosses South Kings Highway from the southern border of Lee District Park connecting to an existing trail on the south side of South Kings Highway. The Park Authority supports both options and will work with transportation officials to create safe pedestrian ways that seek to connect the parks in this area. To reinforce the connection interpretive features, such as signs or a kiosk, should be placed near the RECenter and/or on the site once the trails are complete. Features should include a map of the route between the three parks as well as information about Huntley Meadows Park, Lee District Park, Greendale Golf Course and the importance of connecting parkland in Fairfax County. A travel route between the parks has been identified and should be included in the interpretive feature.

b. Recreation Zone

The central portion of the site is the Recreation Zone. The RECenter, athletic fields, courts, playground, open play area, and parking are all located within the recreation area. These areas are combined into one management zone because they provide similar user experiences and they are intensively managed to provide superior recreational opportunities. Three sub-zones comprise the Recreation Zone and include the Athletic Field sub-zone, the RECenter sub-zone, and the Family Recreation sub-zone.

1) Athletic Field Sub-Zone

The nine athletic fields (5 diamond fields and 4 rectangle fields) located in the northern portion of the site provide an intensive active recreation opportunity and make up the Athletic Field sub-zone. These fields are configured as overlays. This area of the park should be managed to accentuate the active recreation aspect of the park. Field usage should be managed to primarily serve the needs of organized sports groups and maximize the amount of playing time available to field users. This may include closing damaged fields, limiting use during off seasons, and repairing damaged or overused fields.

An unused concession stand in this sub-zone should be adapted for reuse as an alternative RECenter studio space. This area should be managed and maintained by RECenter staff as a reservable auxiliary space for RECenter activities.

2) RECenter Sub-Zone

The RECenter sub-zone, including the RECenter and surrounding courts, should be managed so as to maximize access to its diverse facilities. The RECenter currently attracts users throughout the week and is heavily used on weekends. This sub-zone should be managed to continue this trend. The outside tennis and multi-use courts should be managed in order to maximize playing time by a diverse group of users.

3) Family Recreation Sub-Zone

Southwest of the RECenter is the Family Recreation sub-zone currently consisting of group picnic areas, a carousel, an open play area and an amphitheater. This sub-zone should be enhanced to provide a multi-experience recreation area that is fully accessible and designed for multiple age groups. The Family Recreation sub-zone should provide a safe location in which to mingle activities that appeal to different ability and age groups for half a day or more. As such, it should include restroom facilities. This feature would provide a south County counterpart to Clemmyjontri Park which serves disabled users in the northern portion of the County.

The diversity of activities in the Family Recreation sub-zone will complement the RECenter sub-zone and some activities will take place across both sub-zones, thus creating needed connections between activity areas. A series of connecting trails will serve to integrate activities within a particular area while connecting different areas together. These trails should be designed so as to be clearly differentiated from parking areas which dominate the center of the site. These trails should stretch from the pedestrian entrance to the park to the Family Recreation sub-zone.

Management of these trails will depend on the type of trail surface used in each area as well as the intensity of use in that area.

c. Natural Resource Management Zone

The Natural Resource Management Zone is located in the southern portion of the park and comprises approximately 79 acres or 57% of the site. It is bordered on the north by the RECenter area, on the west by the Family Recreation sub-zone, and to the east by the auxiliary entrance zone. The Natural Resource Management Zone includes a network of existing trails used for passive recreation. This area has also been identified as having natural resource value. Development should be avoided in this area in order to protect the existing resources. Maintenance should reflect best management practices for the forest stands identified within this area such as, but not limited to, removal of invasive species, trail maintenance including temporary closure to protect from overuse, erosion and/or spider trail development; trash removal; forest management; and wildlife management. Management actions should be consistent with maintaining a dense native vegetative cover, wide buffers around stream channels and active erosion control measures.

Lee District Park is of sufficient size and vegetative diversity that interior forest dwelling species may thrive. Forest stands 3 and 4 have been cited as significant and deserving of protection during the Natural Resource Inventory. These forest stands (within the Natural Resource Management Zone) should be subject to the least amount of disturbance possible. Any activities in these two stands should be limited to the edges and not support daily intrusions. Trees at the edges of the forest stands should be maintained and efforts should be made to eliminate any damaging practices, including: inappropriate landscaping, excessive clearing and encroachments on the park land. Management activities (such as invasive species removal, dangerous tree removal, and wildlife habitat enhancement) should be limited in protected areas.

Invasive vegetative species (invasives) management should become an important part of any management scheme in the Natural Resource Management Zone. Invasive vegetative species should be removed after consultation with the Resource Management Division of the Park Authority. When removal is complete, areas that require replanting due to steep slopes or poor soil conditions should be replanted with native species. In areas less threatened by erosion or in which smaller areas of invasive plants are removed, the areas should be allowed to re-grow naturally. Control methods differ depending on species, habitat, reproductive method, extent of infestation, etc. Management of invasives should reflect current best control techniques given the amount and type of labor used.

d. Buffer Zone

The trees surrounding the Recreation Zone, particularly those surrounding the Athletic Field Area should be managed as a Buffer Zone. This vegetative strip should be managed so as to maintain visual, physical, and noise separation from surrounding properties and the use zones within the park. Removal of any portion of the vegetative buffer should be carried out only to protect users and surrounding properties. Additional plantings should be carried out if deemed necessary by the Park Authority and surrounding land owners on their respective properties.

B. Management and Development

1. Natural Resource Management

Resource Management within the Recreation Zone should be carried out in order to enable active recreation within the Recreation Zone without compromising the surrounding ecosystem. All development should be subject to Resource Management Division review and based, if feasible, on a Management Plan developed under the guidance of the Natural Resource Management Plan. The designated Natural Resource Management Zones would require site specific management plans to be developed prior to the implementation of

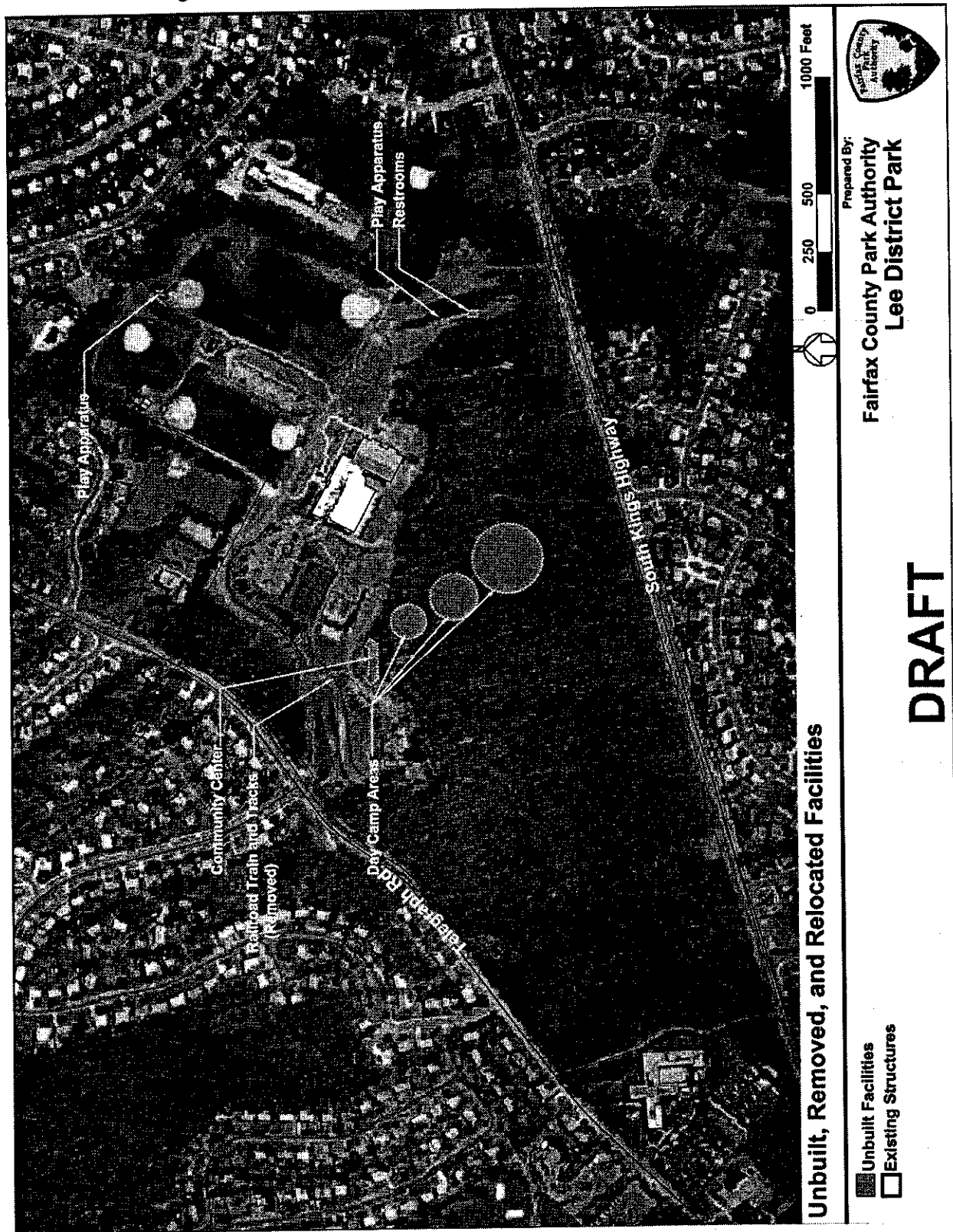
active management of the areas. Neither the development of the plans or active management at the site is funded at this time.

Planting regimens within the park should avoid the use of invasive plant species as dictated by Park Authority Policy. Planting of non-native ornamental plants should be avoided except when a suitable native alternative cannot be found.

2. Recreation Management

Recreation on site should be managed in such a way as to maximize recreation opportunities for all ages while minimizing impact on surrounding property and natural resources within the park. Lee District Park should be a focal point for active recreation within Lee District.

Figure 11. Unbuilt and Removed Facilities from the 1974 Plan



IV. Conceptual Development Plan

The Conceptual Development Plan (CDP) provides recommendations for future development within the park using the management framework developed in the GMP. The CDP provides descriptions of development opportunities in the park and shows the desired location of possible features. The CDP is not a construction plan or a final development plan.

A. Changes to Previously Approved Master Plan Facilities

In 1974 the Park Authority completed the first CDP for Lee District Park. The plan showed many features that now exist in the park. However, some features illustrated in the 1974 plan have been removed or moved since that time. Furthermore, some features on the plan were never built. The relationship between built, unbuilt, relocated, and removed features are shown in Figure 11 (see page 35).

1. Unbuilt Facilities

A number of facilities included on the 1974 Master Plan have never been built. Chief among these is a community center planned for development near the current site of the amphitheater. Other small omissions include a shuffle-board court near the RECenter (not shown), a play apparatus and restroom in the southeastern corner of the park, and a day camp area south of the RECenter. These facilities are removed from the revised CDP as these uses are obsolete or provided elsewhere in the park or in the community.

2. Removed Facilities

At one time, a small recreation train ferried passengers from the life-sized train caboose near the amphitheater to a point adjacent to the current parking area west of the RECenter. The train became mechanically unreliable and obsolete and was removed along with its track. However, the caboose remains as the ticket vending location for the Carousel.

A play apparatus was located near the current picnic shelter in the athletic field area. The play area was removed due to aging equipment and unsafe conditions.

3. Relocated Facilities

The 1974 Master Plan included a play apparatus in the northeastern portion of the site near the current location of the athletic fields. This feature should remain but be relocated to a site adjacent to the current picnic shelter in order to serve the families of the athletic field users.

B. New Plan Elements

New plan elements and the changes to the 1974 Master Plan are combined and shown in the Conceptual Development Plan shown in Figure 12 (see page 36).

1. Rectangle and Diamond Field Reconfiguration and Lighting

The diamond and rectangle fields, currently in an overlay condition, on the eastern side of the Athletic Field area should be redesigned to eliminate the overlay condition. The four fields (two diamond fields and two rectangle fields) should be redesigned in a standalone condition with lighting planned for all four fields. This would extend the time allowed for play on all fields and improve the general user experience. All efforts should be made to minimize impacts to neighboring residents. In accordance with Park Authority policy to protect its investment in lit fields and maintain them in the highest quality, these fields will be irrigated.

2. Lit Full Size Rectangle

Currently two diamond fields overlay a rectangle field in the southwestern corner of the athletic field area. The two diamond fields should be removed to eliminate the overlay condition. The stand alone rectangle field should be improved with irrigation, lighting, and artificial turf to provide a full size competition-level rectangle field. By lighting and enlarging the field, the Park Authority can provide a better playing surface for more games. The proposed field location is adjacent

to an institutional use. The closest residence is 193 feet from the nearest corner of the proposed field. The Park Authority configures lighting that conforms to applicable lighting ordinances, minimizes impacts on adjacent uses and on the night sky.

3. Lit 90-foot Diamond Field

The Diamond and rectangle overlay located in the northwestern corner of the Athletic Field Area should be replaced with a single lighted 90 foot diamond. This will provide another higher quality athletic field for older youth and adults.

4. Permanent Batting Cage

To replace the temporary batting cage located on the unused tennis court, the existing supply shed on the western side of the Athletic Field Area should be removed, relocated, or redesigned to allow space for a permanent batting cage. The batting cage should be designed in order to permit use by both baseball and softball users.

5. Picnic Shelter

A pavilion with hardscape paving, picnic tables, and trash receptacles is proposed to accommodate families and other social gatherings. The picnic shelter should be located close to the existing picnic area in the Family Recreation Area. This will help alleviate crowding at the current picnic areas as well as add capacity to support the uses in the Family Recreation Area.

6. RECenter Expansion

The 2004 Needs Assessment shows growth in the need, importance, and usage of fitness, aquatic, program, and indoor gym space in RECenters. Population growth will also factor into increased demand. The Park Authority currently plans to accommodate this increased need through expansions at existing RECenters due to cost and service effectiveness. Lee RECenter may be expanded based on future needs analyses and feasibility studies.

7. Additional Parking

Currently the park does not provide enough parking for users during peak use times.

Parking should be added at several locations in the park, as shown on the Conceptual Development Plan. In total 255 spaces will be added; 80 additional parking spaces are needed for existing uses and an additional 170 spaces should be provided for proposed new uses. New parking area opportunities were sought where existing areas could be expanded close to zones of need on site and to minimize additional cost, amount of new impervious surface, and impact to existing facilities or resources areas. These proposed areas include:

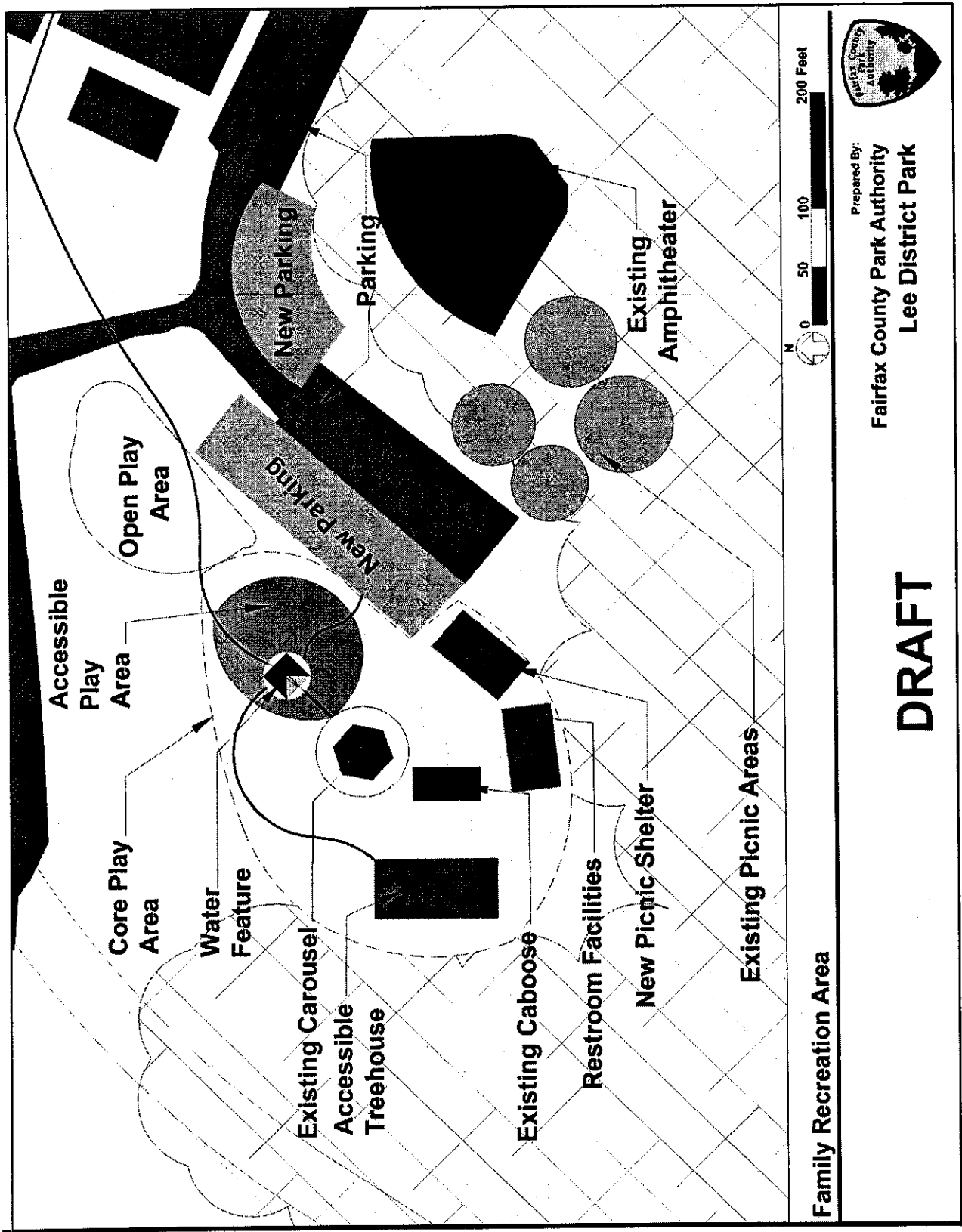
- Existing parking areas near the amphitheater should be expanded with 40 new spaces. An additional parking area with 50 spaces should be located across the Park Entrance Road from the Family Recreation Area.
- An additional special event parking area, located on the north side of the park road opposite the RECenter's western lot, should be paved and converted to a permanent parking area that will mostly be used during high volume periods. This should accommodate about 60 vehicles.
- A large parking area for 105 vehicles should be created along the access road from South Kings Highway.

Special event parking currently occurs in an open area south of the RECenter and is only used during special events. Every effort is made to minimize the impact of this special event parking on the site; however, impacts may occur. In order to alleviate some of the impacts, an access road should be built that loops behind the RECenter and links the two parking areas east and west of the RECenter. This will improve on-site vehicle circulation by allowing staff to use the special event area without severely impacting the open area during the entrance and exit of large volumes of vehicles.

8. Telecommunications Monopole

The location, in the park, of a telecommunications monopole was approved

Figure 13. Family Recreation Area



by the FCPA Board on March 9, 2005 in accordance with Park Authority Policy 303. It will be sited south of the air monitoring station within the park. The antenna will be surrounded by a privacy fence and a maintenance cabinet encompassing an area of 1,000 square feet.

9. Trail Kiosk

Huntley Meadows Park is designated a Natural Resource Park thus providing an opportunity to observe a largely intact ecosystem in the middle of a heavily urban portion of Fairfax County. Huntley Meadows Park's undeveloped open space balances the primarily active recreation use of Lee District Park. The two parks are part of the Dogue Creek Watershed.

Lee District Park is located one mile north of Huntley Meadows Park and is in close proximity to Greendale Golf Course. A direct trail connection between the three parks is somewhat difficult due to traffic flow and existing trail locations. However, a trail connection is possible based on the Countywide Trails Plan. In order to publicize this connection once it is in place, interpretive options should be explored. One option is an interpretive Trail Kiosk located near the RECenter. This kiosk would provide a map of a walking route between Greendale Golf Course, Lee District Park, and Huntley Meadows Park. The kiosk could also provide a short narrative on the features of Huntley Meadows and on the Dogue Creek Watershed and explain the diverse ecological features of the area.

10. Courts Re-use/Skate Area

The underused tennis courts west of the RECenter should be re-planned to provide alternative recreation opportunities. The area should be designed with uses that adapt to changes in the young adult recreation preferences. Examples of possible features include a small skate area with moveable elements or a setting for organized after-school programs and activities. Opportunities for

redeveloping this area to support various summer camp activities should also be considered including revenue generating programs and/or facilities.

11. Concession Re-use

An unused concession stand is currently located north of the athletic field parking lot. This structure could be used for community or park functions. The structure is already served by water, sewer, and electricity. This would create an auxiliary location for some RECenter programs.

12. Accessibility of Athletic Fields

The athletic fields, as currently designed, are not accessible for disabled park patrons. During efforts to upgrade, improve, or redesign the athletic fields, every effort should be made to bring the fields into compliance with accepted accessibility standards. Along with field improvements, the restroom facilities near the athletic fields should be upgraded to provide accessible facilities.

13. Family Recreation Area

The Park Authority recognizes the importance of providing a variety of user experiences for our disabled patrons. Clemyjontri Park, a park designed specifically for disabled children, was the Park Authority's first effort to create a fully integrated park for disabled patrons. In an effort to expand facilities available to disabled patrons in all parts of the County, a fully accessible Family Recreation Area should be designed and constructed at Lee District Park. The Family Recreation Area (see page 39) will provide an opportunity to develop a number of different accessible recreation features that will provide cross-over appeal for both able-bodied and disabled users across multiple age ranges.

The Family Recreation Area seeks to provide an activity area that appeals to families and those using the group facilities. By grouping these facilities, efficient use of support amenities such as parking, trails, and restrooms can be accomplished. Proposed

facilities will build on the family-oriented foundation of the existing picnic areas, amphitheater, carousel, and caboose.

The focal point of the new Family Recreation Area could be a water feature that allows users to play in and experience the water and is designed to be attractive and safe for children. In addition to the water feature, a themed accessible play area should be designed with creative play features that may include a fully accessible play structure, sand tables or other experiential structures that are compatible with the core play area. Any designs should take into account the limitations of physically- and emotionally-disabled users and how they use their supporting aids such as wheelchairs, crutches, prosthetics, etc and creatively explore the opportunities for all users.

Another important planned feature of the Family Recreation Area is a fully accessible enclosed structure such as a large tree house with ramps built in the wooded area near the carousel. This elevated feature will provide children with the opportunity to play in the trees of Lee District Park and gather in large groups under adult supervision. This feature could be used by families or small groups of friends, youth groups, or as a reservable setting. This feature would be a unique addition to the Fairfax County Park system.

The entire core play area should feature fully accessible paving of interesting and colorful patterns in order to visually identify different areas and features, create interest, provide safe access, maximize durability, and minimize maintenance. In order to connect the core play area with other areas of the park a paved trail should be constructed. This trail could be paved in concrete or asphalt. It is important to both connect this area with other areas of the park using a trail system and also to alter the trail system within the Family Recreation Area in order to set it apart and create a unique and identifiable area within the park.

A coordinated landscape design should be provided to include attractive seating areas

throughout the Family Recreation Area. The plants for landscaped areas should be selected for ease of maintenance as well as textural and sensory changes over three seasons. This feature will add yet another layer to the experience of the Family Recreation Area. To the extent possible, plants selected should be native and non-invasive to the area. Seating should be designed in such a way as to maximize the ability of parents and guardians to watch children within the area.

The key design elements in this zone will provide interesting activities and complementing uses for different age groups and ability levels that will attract a variety of users.

C. Design Concerns

1. Intensity of Additional Uses

The additions to the Conceptual Development Plan will intensify the use of Lee District Park while addressing citizen needs over the long term. As new facility engineering and development takes place, it should include adequate support facilities, sound site management, and proper scheduling efforts to ensure a quality park experience.

2. Family Recreation Area

The development of the Family Recreation Area should be carried out in concert with the community in order to ensure a usable and attractive recreational space. In order to reduce the likelihood of misuse of the accessible tree house or play area, this area of the park should be fenced in order to allow for controlled access and use only during operational hours and seasons.

3. Parking

Parking should be carefully sited in the park to minimize removal of existing trees and established turf. The addition of non-porous surface area may create the need for storm water management areas. Low impact development techniques, including demonstration models, should be implemented

to the extent practicable to mitigate any possible environmental harm.

4. Stormwater Management

Stormwater should be managed using Low Impact Development methods. Every effort should be made to minimize the impact of stormwater on the Natural Resource Management Area. It is anticipated that stormwater will best be managed in the southeastern portion of the site. Development at Lee District Park should be viewed as an opportunity to use Low Impact Design methods and other stormwater management innovations. Upon the completion of Watershed Plans for the surrounding watersheds, the Park Authority should complete retro-fits and redesigns where feasible and responsible.

D. Plan Revision

Lee District Park plays an important role in the Lee District community. This plan revision will allow the park to continue this vital role while improving services for the whole community. The addition of parking will help alleviate over-crowding in the existing parking areas during peak facility usage and special events. The reconfiguration and lighting of the diamond and rectangle athletic fields will more effectively meet the needs of the athletic community.

This plan also includes new uses that broaden Lee District Park's community appeal. The creation of the Family Recreation Area and the planned re-use of an existing underutilized tennis court make Lee District Park a unique park within the Fairfax County Park system. The Family Recreation Area will provide activities in the spring, summer, and fall that will attract users of many different ages to play in the water feature, take in a show at the amphitheater, or have a picnic at the tree house. This area will provide safe and interesting recreation opportunities for residents in Lee District as well as residents of the whole County.

Appendix 1. Forest Stand Delineation

Forest Stand 1, Virginia Pine, SAF Forest Cover Type 79

This ±8.6 acre stand is located in the stream valley, but is dominated by Virginia pine (*Pinus virginiana*) which is transitioning to bottomland hardwoods. The hardwoods include red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), southern red oak (*Quercus falcata*) and willow oak (*Quercus phellos*). Several areas in this stand are affected by invasive species as well. Plot sample SD101804-14 is dominated by wisteria (*Wisteria sinensis*) growing up the trees. Plot sample SD101804-13 also exhibits a high percentage of invasives such as pawlonia (*Pawlonia tomentosa*) and mimosa (*Albizia julibrissin*). A trail leading 300' from the road has been used to dump yard waste and grass clippings. It is likely that this activity has provided the seed source. The general health of this stand ranges from fair to good and the forest structure analysis rates the stand as good forest structure.

Forest Stand 2, Sweetgum-Willow Oak, SAF Forest Cover Type 92

This ±6.4 acre stand occupies the gentle slopes and flat stream valley along the western boundary of the park. The stand is dominated by sweetgum, red maple, tulip poplar (*Liriodendron tulipifera*), willow oak, southern red oak and black gum (*Nyssa sylvatica*). The dominant size class ranges from 16-20" dbh. A few scattered specimens exceed 24" dbh. Early successional species, including Virginia pine, black locust (*Robinia pseudoacacia*) and black cherry (*Prunus serotina*) are also codominants in the scattered canopy openings. Invasive species were noted with greater frequency closer to the border with the US Military Reservation; as noted at plot sample SD101804-10. The invasive species that are most abundant include sweet cherry (*Prunus avium*), Norway maple (*Acer platanus*), mimosa (*Albizia*

julibrissin), oriental bittersweet (*Celastrus orbiculata*) and Japanese honeysuckle (*Lonicera japonica*). The general health of this stand is fair. The forest structure analysis rates the stand as good forest structure.

Forest Stand 3, Sweetgum-Willow Oak, SAF Forest Cover Type 92

This ±18.9 acre stand encompasses the toe of the slope and bottomland areas along the southern boundary by South Kings Highway and extending northward up the two major tributary valleys which flow from north to south. The stand is dominated by sweetgum, red maple and willow oak. The codominant species represented are tulip poplar, white ash (*Fraxinus americana*), willow oak, southern red oak, pin oak (*Quercus palustris*), pignut hickory (*Carya glabra*) and black gum. White oak is occasionally codominant. The understory consists of overstory regeneration and ironwood (*Carpinus carolina*), flowering dogwood (*Cornus florida*), mapleleaf viburnum (*Viburnum acerifolium*), arrowwood viburnum (*Viburnum dentatum*). American beech can also be found overtaking some areas of the understory, especially around plot sample SD101404-20 in the eastern portion of the stand. American beech may be the climax species in these areas. Remnant old field species, such as standing dead black locust and sassafras are also present in this area. The dominant size class ranges from 16-20" dbh. However, a few notably large specimens, 38" willow oak and 45" pin oak, were recorded within this stand. The 45" pin oak is located in the stream valley in the eastern portion of the stand below Stand 9A. This tree exceeds 120' height, yet exhibits a broader open crown indicating that it was probably present when the surrounding area was field. The tree is in good condition, with minimal signs of decay and large deadwood, given its size and age. The tree should be officially measured as it may qualify as a county champion. The general health of the stand is good. The forest structure analysis rates this stand as priority for forest stand preservation.

Forest Stand 3A, Sweetgum-Willow Oak, SAF Forest Cover Type 92

This ± 7 acre stand located in the flat area at the head of the draw, which flows northward out of the park. The stand is similar in composition to forest stand 3. Red maples are codominant with the sweetgums and oaks in this area. The understory is comprised of greenbrier and patches of Japanese stilt grass. The general health of the stand is good and the forest structure analysis rates this stand as good or priority for forest stand preservation.

Forest Stand 4, Chestnut Oak, SAF Forest Cover Type 44

This ± 31.7 acre stand is dominated by chestnut oak (*Quercus prinus*), white oak (*Quercus alba*) and tulip poplar (*Liriodendron tulipifera*). The stand occupies the south central section of the park on the middle to upper slopes of the southern drainage. The associated species that are codominant and found in the understory include pignut hickory (*Carya glabra*), red maple (*Acer rubrum*), northern red oak (*Quercus rubra*), southern red oak (*Quercus falcata*), black gum (*Nyssa sylvatica*), American beech (*Fagus grandifolia*), black oak (*Quercus velutina*), Sweetgum (*Liquidambar styraciflua*). The dominant size class ranges from 24-30" dbh. Individual trees exceeding 30" dbh are scattered throughout the stand. The understory also includes stands of azalea (*Rhododendron sp.*), especially near the entrance to the park around plot sample SD102704-1. Arrowwood viburnum (*Viburnum dentatum*), blackhaw viburnum (*Viburnum prunifolium*), greenbrier (*Smilax rotundifolia*) and blueberries (*Vaccinium sp.*), christmas ferns (*Polystichum acrostichoides*) were also noted in some locations. American beech and red maple are prevalent codominants and understory species in the area around plot sample SD102704-2. These shade tolerant species may become dominant in parts of the stand if left undisturbed. The extreme southeastern portion of the stand exhibits nearly flat topography. Spicebush (*Lindera benzoin*) and trumpet creeper (*Campsis radicans*) were found in the understory around plot sample SD102704-3; indicating a higher moisture level. The invasive exotic Japanese stilt grass (*Microstegium vimineum*)

has formed stands in the southeastern corner as well. The general health of the stand is good. The forest structure analysis rates this stand as priority for forest stand preservation.

Forest Stand 5, Virginia Pine-Oak, SAF Forest Cover Type 78

This ± 7.9 acre stand is located in the southeastern portion of the property and wraps around the field edge. The stand is comprised of Virginia pine (*Pinus virginiana*) and early successional species, such as, black locust and black cherry. Mixed hardwoods, such as, willow oak, red maple, sweetgum, white oak and southern red oak are beginning to reach co-dominance in some areas. The stand is located on the upper slope and in the flat plateau area at the top of the slope. This stand is not in good condition. The soil appears to be fill with old roads and garbage in some areas. The understory is dominated by invasive vines and trees especially near the field edges. There are gaps in the canopy scattered throughout where invasives are present as well. Mimosa and ailanthus are found in this stand. Japanese honeysuckle and oriental bittersweet are also prevalent. The dense vine growth is slowing, if not preventing the natural succession of hardwoods in these areas. The general health of the stand is fair to poor. The forest structure analysis rates this stand as good to poor.

Forest Stand 6, Chestnut oak-white oak

This ± 3.2 acre stand extends along the northeastern boundary of the park. It wraps around the ball field areas and is generally 30-60' wide. The stand occupies a well drained ridge line and is dominated by upland oak species. Chestnut oak and white oak are dominant. The associated codominant species include white ash, black gum, Virginia pine, and red maple.

Virginia pine is primarily found scattered along the field edge. A healthy native understory exists throughout the stand. Overstory hardwood regeneration is joined by fringetree (*Chionanthus virginiana*), serviceberry (*Amelanchier arborea*), (*Vaccinium sp.*) and pinxterflower azaleas (*Rhododendron periclymenoides*). Deer browse was evident in several locations of this stand. The

general health of the stand is good. The forest structure analysis rates this stand as priority for forest stand preservation.

Forest Stand 7 and 7A, Virginia Pine SAF Forest Cover Type 79

These small stands are ± 0.8 acres (Stand 7) and ± 1.2 acres (Stand 7A). Virginia pines comprise 80-90% of the dense canopy in these stands. The dominant size class ranges from 10-14" diameter in both stands. A few young hardwoods, less than 8" diameter, are interspersed. The understory seedling, shrub and herbaceous growth are very sparse due to the dense canopy coverage. Stand 7 is well trafficked by children from the adjacent school and voluntary paths have formed in the stand. The general health of these stands is fair to good. The forest structure analysis rates these stands as having good forest structure. This rating was due to the lack of understory and overstory diversity.

Forest Stand 8, Chestnut Oak SAF Forest Cover Type 44

This ± 3.07 acre stand is located on a steep well drained slope in the northwestern portion of the park. The slope has a northwest aspect and is dominated by chestnut oaks and white oaks in the 22-28" size class. Invasives were rarely noted. The understory included (*vaccinium spp.*), sassafras (*Sassafras albidum*) and azaleas (*Rhododendron spp.*). Young red maples, less than 10" diameter, are also present in the understory. The majority of the species represented are often associated with dry well drained slopes with a potential fire regime in the past. The fire intolerant red maples are likely a new addition. An intermittent stream flows to the north at the toe of the slope on the far western boundary of the stand. Chestnut oak and white oak remain dominant but are associated with post oak and sweetgum in the overstory and fringetree and greenbrier in the understory. The general health of the stand is good. The forest structure analysis rates this stand as priority for forest stand preservation.

Forest Stand 9 and 9A, Chestnut Oak SAF Forest Cover Type 44

Stand 9 and 9A occupy steep well drained slopes with dry southwestern aspect. Stand 9 covers ± 4.1 acres and stand 9A ± 1.0 acre. Remnant Virginia pine and black locust are present in both stands with many dead standing snags scattered throughout. The stands are evenly aged and many of the chestnut oaks are multi-trunk stump sprouts. The dominant size class ranges from 18-22" diameter. Decay and scars were noted on the downhill sides of the trees in Stand 9. These scars were probably caused by fire within the last 15-20 years. Other fire associated species are also present in the understory including *Vaccinium spp.* and pinxterflower azaleas, spotted wintergreen (*Chimaphila maculata*), sedge (*Carex spp.*). Chestnut oak may represent the edaphic climax for stand 9 with well drained soil, steep slope and western aspect. American beech is present in the understory of stand 9A. Beech may be the climax species in this stand in the absence of fire. The general health of these stands is good. The forest structure analysis for both stands rates them as priority for forest stand preservation.

Forest Stand 10

Stand number 10 is located on a small knoll along the southern boundary. The stand has high percentages of invasive species. The dominant species; red maple, sweetgum, elm and black cherry; are similar to the adjacent bottomland. Japanese stilt grass (*Microstegium vimineum*), wisteria, oriental bittersweet and Japanese honeysuckle cover extensive areas. This area appears to be an old homesite or dump site, with trash and tires scattered throughout. The forest structure analysis rating is poor for this stand.

Board Agenda Item
May 24, 2006

ACTION -

Scope Approval – Synthetic Turf Field Installation at Mason District Park and Wakefield Park (Mason and Braddock Districts)

ISSUE:

Approval of the project scope to design and install synthetic turf fields at Mason District Park and Wakefield Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to design and install synthetic turf fields at Mason District Park and Wakefield Park.

TIMING:

Board approval of the project scope is requested on May 24, 2006, to maintain the project schedule.

BACKGROUND:

As part of Fairfax County's FY 2006 Budget, the Department of Community and Recreation Services (CRS) received funding to setup and administer a matching funds program for the development of synthetic turf fields at existing fields located on Fairfax County Public Schools or Park Authority property. The Annandale Boys and Girls Club and the Braddock Road Youth Club submitted applications to CRS requesting matching funds for the installation of synthetic turf fields at Mason District and Wakefield Parks respectively, and both proposals were selected.

Synthetic Turf Field Program Agreements between Fairfax County and the Annandale Boys and Girls Club and the Braddock Road Youth Club have been drafted for Park Authority Board Approval. The agreements spell out the terms and conditions of the Fairfax County Synthetic Turf Field Development Program for Mason District Park Rectangular Field #3 and Wakefield Park Rectangular Field #5. Mason District Park Field # 3 is an existing rectangular athletic field located adjacent to the main parking lot. Wakefield Park Field #5 is an existing rectangular athletic field located behind the Audrey Moore RECenter.

Athletic fields constructed of synthetic turf will be beneficial to Fairfax County for a number of reasons. Despite high up-front costs, synthetic turf fields have very low

Board Agenda Item
May 24, 2006

maintenance costs, and are available for continuous usage. Because of their ability to shed rain water, the fields can be used year-round in almost any kind of weather. They are also safer for play due to the relative consistency provided by the synthetic surface. In the long run, synthetic turf fields will save the county maintenance costs and increase the availability of rectangular fields.

The scope of work anticipated to design and install the synthetic turf fields is as follows:

Mason District Park Field #3 and Wakefield Park Field #5

- Cut and fill the field area to a depth of 1'
- Install the storm drainage piping system
- Place and laser grade the base aggregate
- Install synthetic turf on a field area of 180' x 360' plus a 5' wide overrun
- Install a concrete perimeter curb
- Install a sod overrun 10' beyond the perimeter curb
- Install concrete bleacher and bench pads
- Install an accessible asphalt trail
- Install soccer goals

The scope cost estimate for the project is \$1,590,000 based on \$795,000 per field as detailed in Attachment 3.

Staff will be utilizing the Association of Educational Purchasing Agencies (AEPA) Open End Contract to complete the installations in a timely manner.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$1,590,000 is necessary to fund synthetic turf field installation at Mason District Park and Wakefield Park. Funding is currently available in the amount of \$34,870 (\$481,169 Board of Supervisors Supplemental Allotment less \$21,299 previously encumbered and \$425,000 reserved for the Town of Vienna, Waters Field) in Project 005013, Athletic Services-Synthetic Turf Field Development, Fund 303, General County Construction Fund. Additional funding in the amount of \$1,650,000 is to be included with the FY 2007 budget allocation, for a total available funding of \$1,684,870 for these projects. The funding will come from the following sources:

Board Agenda Item
May 24, 2006

Annandale Boys and Girls Club:	\$ 250,000
Braddock Road Youth Club:	\$ 400,000
Board of Supervisors Appropriation:	<u>\$1,000,000</u>
Subtotal	\$1,650,000
Currently available in Fund 303:	\$ <u>34,870</u>
Total	\$1,684,870

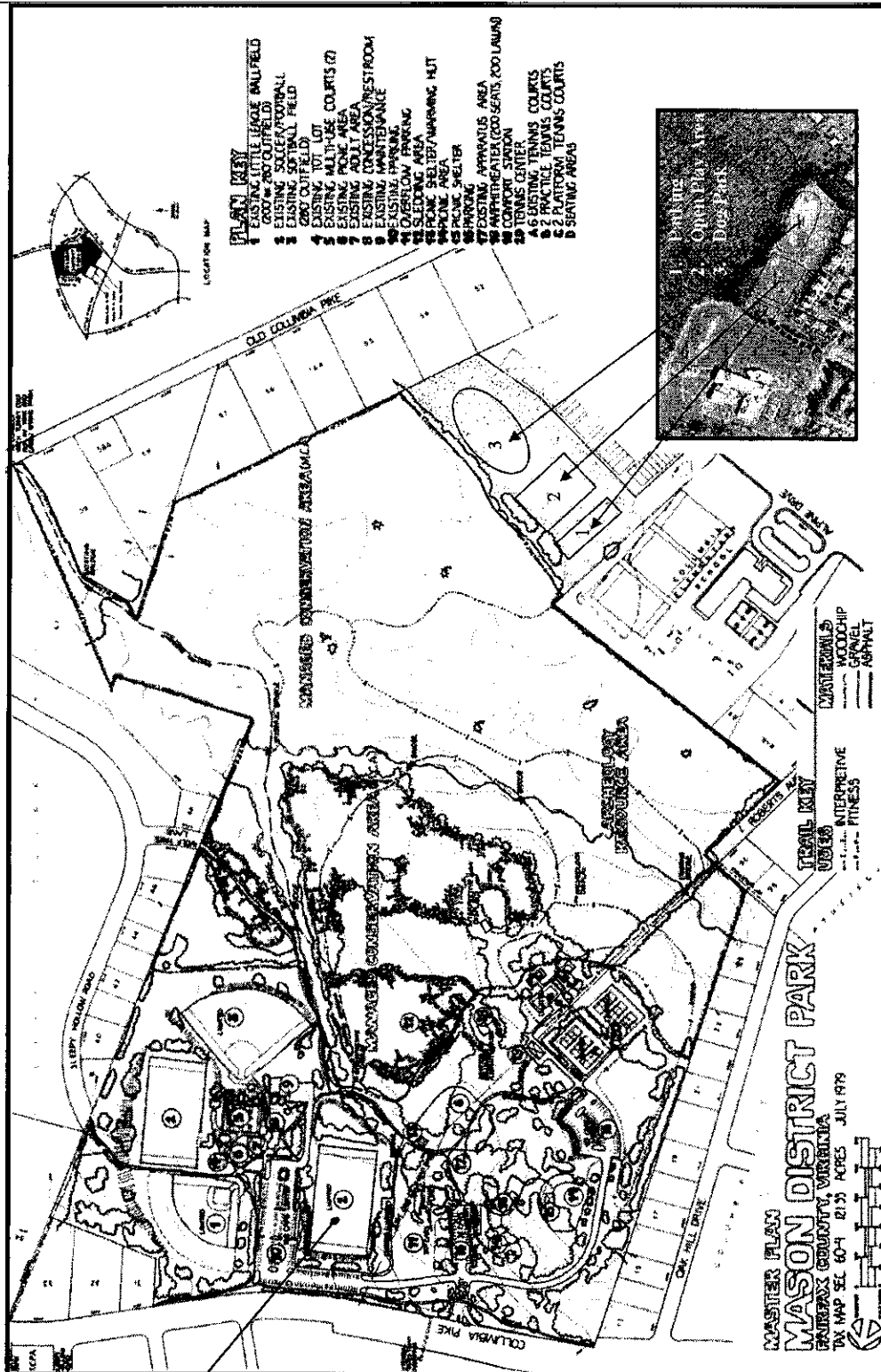
ENCLOSED DOCUMENTS:

- Attachment 1: Park Master Plan for Mason District Park
- Attachment 2: Park Master Plan for Wakefield Park
- Attachment 3: Scope Cost Estimate – Synthetic Turf Field Installation at Mason District Park and Wakefield Park
- Attachment 4: Development Project Fact Sheet – Synthetic Turf Field Installation at Mason District Park and Wakefield Park

STAFF:

Michael A. Kane, Director
Timothy K. White, Chief Operating Officer
Lynn S. Tadlock, Director, Planning and Development Division
Todd Johnson, Director, Park Operations Division
Charlie Bittenbring, Director, Park Services Division
Cindy Messinger, Director, Resource Management Division
John Lehman, Manager, Project Management Branch
Deb Garriss, Section Supervisor, Project Management Branch
Stephen Vu, Project Manager, Project Management Branch

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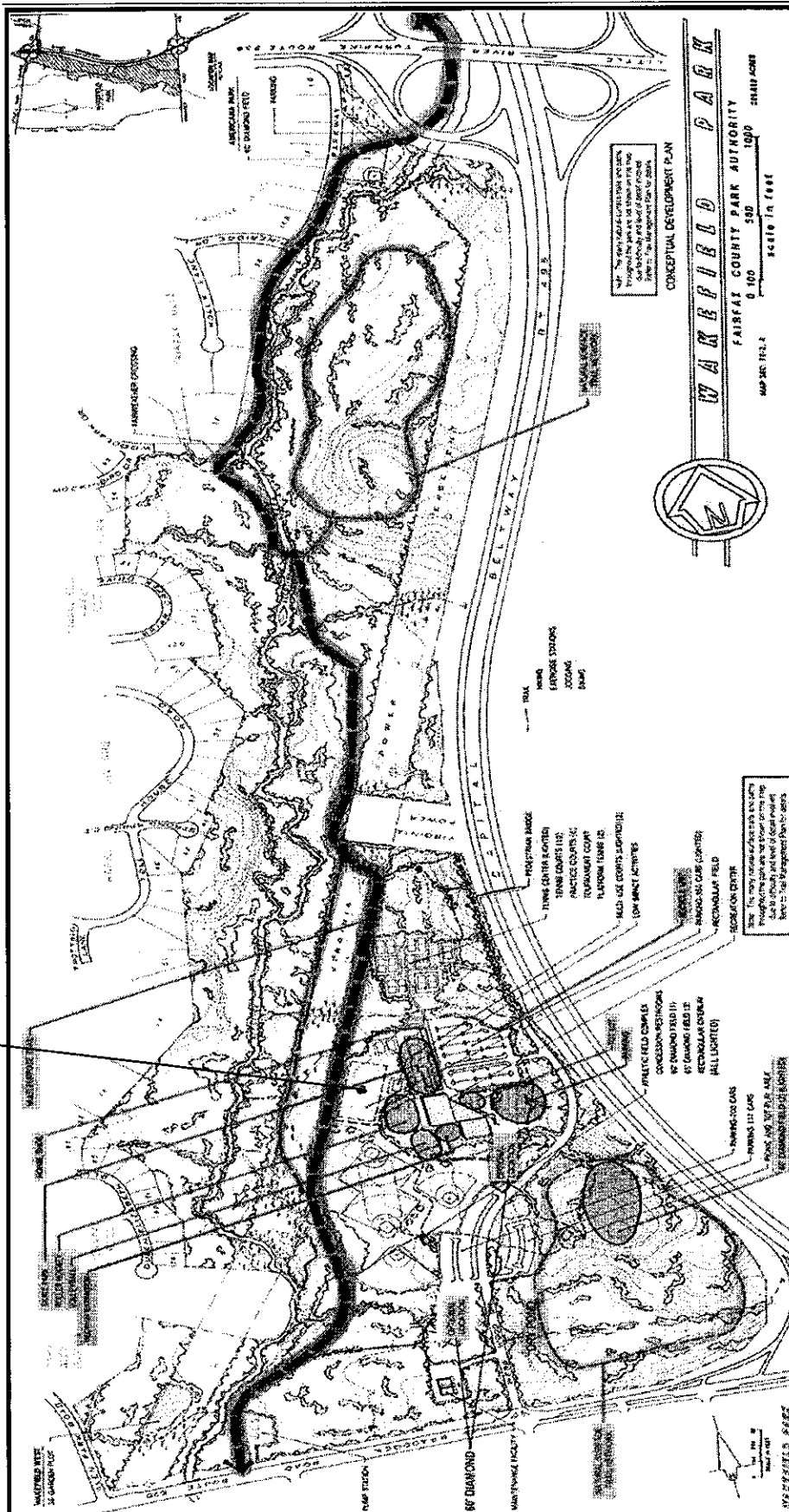
FIELD
NO. 3

Fairfax County Park Authority
Mason District Park
 Master Plan
 Approved 1974, Revised 1979,
 Amended August 2001

Park Authority Board

Frank A. de la Fe, Chairman	Harold Henderson
Gilbert S. McCutcheon, Vice Chairman	Gwendolyn L. Minton
Winifred S. Shapiro, Secretary-Treasurer	Joanne E. Melrose
Tos Queng Do	Harold L. Strickland
Kenneth G. Feng	Richard C. Thomsen
Jennifer E. Heinz	Frank S. Vajda





Fairfax County Park Authority
Wakefield Park
Fairfax County, Virginia
Approved 1971, Amended in 1975, Revised April 2000

Park Authority Board

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Kenneth G. Feng	Richard C. Thoesen
Dario O. Marquez	Thomas B. White Jr.



SCOPE COST ESTIMATE**Synthetic Turf Field Installation at Mason District Park and Wakefield Park****“Synthetic Turf Field Program”**

Site Earthwork	\$ 46,300
Erosion & Sedimentation Control	\$ 19,200
Storm Drainage System	\$ 141,000
Synthetic Turf Field System	\$ 386,400
Concrete Bleacher & Players Pad	\$ 21,300
Accessible Asphalt Trail	\$ <u>7,300</u>
Construction Subtotal	\$ 621,500
Design, Construction Administration and Testing	\$ 62,000
Construction Contingency (10%)	\$ 62,000
Permits & Fees (2%)	\$ 12,000
Administration (6%)	\$ <u>37,500</u>
Total Cost per Field Installation	\$ 795,000
Total Project Estimate (2 Fields @ \$795,000)	<u>\$1,590,000</u>

DEVELOPMENT PROJECT FACT SHEET

Synthetic Turf Field Installation at Mason District Park and Wakefield Park

“Synthetic Turf Field Program”

DISTRICT:	Mason and Braddock
PARK:	Mason District and Wakefield
PARK CLASSIFICATION:	N/A
PROJECT NAME:	Synthetic Turf Field Installation at Mason District Park and Wakefield Park

Project Scope:

Mason District Park Field #3 and Wakefield Park Field #5

- Cut and fill the field area to a depth of 1'
- Install the storm drainage piping system
- Place and laser grade the base aggregate
- Install synthetic turf on a field area of 180' x 360' plus a 5' wide overrun
- Install a concrete perimeter curb
- Install a sod overrun 10' beyond the perimeter curb
- Install concrete bleacher and bench pads
- Install an accessible asphalt trail
- Install soccer goals

Project Funding:

- Scope Cost Estimate: \$1,590,000
- Funding Source: Funding is currently available in the amount of \$34,870 (\$481,169 Board of Supervisors Supplemental Allotment less \$21,299 previously encumbered and \$425,000 reserved for the Town of Vienna, Waters Field) in Project 005013, Athletic Services-Synthetic Turf Field Development, Fund 303, General County Construction Fund. Additional funding in the amount of \$1,650,000 to be included with the FY 2007 budget allocation, for a total available funding of \$1,684,870 for these projects. The funding will come from the following sources:

Currently available in Fund 303:	\$ 34,870
Annandale Boys and Girls Club:	\$ 250,000
Braddock Youth Club:	\$ 400,000
Board of Supervisors Appropriation:	<u>\$1,000,000</u>
Total	\$1,684,870

Project Schedule:**MILESTONES:****COMPLETION
DATE**

RFP for Professional Services	03/31/06
Proposal Due to FCPA for Review	04/06/06
FCPA Negotiate Proposal	04/06/06
Signed Contract Project Assignment	04/07/06
Notice to Proceed on Scope & Design Services	04/07/06
Project Team Kick-off Meeting	04/05/06
Consultant Delivers Pre-Design (Geotech & Survey)	04/21/06
Schematic Drawing Submission & Cost Estimate Rec'd from Burgess & Niple	05/12/06
Distribute Schematic Submission to Team for Review & Comment	05/15/06
Project Team Meeting to Review & Comment on Schematic	05/29/06
Review Schematic Plan & Budget with Director's Office	06/01/06
Scope Agenda Item to Director	06/01/06
Receive Revised Schematic Plan & Cost Estimate	06/12/06
Scope Item to PAB Committee	06/14/06
Notice to Proceed with Design Construction Services	06/16/06
Scope Approval by PAB	06/28/06
Receive 95% Complete Construction Documents & Cost Estimate	07/10/06
Project Team Review of 95%	07/28/06
Receive 100% Complete Construction Documents & Cost Estimate	08/07/06
Submission to OSDS for Minor Site Plan	08/07/06
RFP to AEPA Contract	08/07/06
Contract Proposal Received	08/18/06
Contract Negotiation	09/11/06
Minor Site Plan Approval	09/11/06
Contract Ratification	09/15/06
Notice to Proceed Construction	09/18/06
Construction Completion	12/18/06
Punch List Work Complete	01/15/07

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Committee Agenda Item
May 10, 2006

INFORMATION -

Cub Run RECenter Status Update (Sully District)

- The Department of Public Works and Environmental Services (DPWES) is reporting that 90% of the punch list items are complete.
- DPWES will complete a number of punch list items during the Park Authority maintenance shutdown scheduled for August. DPWES will be coordinating their punch list work with the Park Authority's work schedule.
- Commissioning of the HVAC system in cooling mode will be scheduled when the system is under typical load from summer temperatures.
- DPWES and their design consultants are continuing to monitor and evaluate the RECenter utility costs.
- DPWES will schedule the One-Year Warranty Inspection for next month.

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Lynn S. Tadlock, Director, Planning and Development Division

John Lehman, Manager, Project Management Branch

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